

CITY OF POWAY

Brighton Place



HOUSING ELEMENT UPDATE 2013 – 2020

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CITY OF POWAY

HOUSING ELEMENT UPDATE (2013-2020)

May 2013

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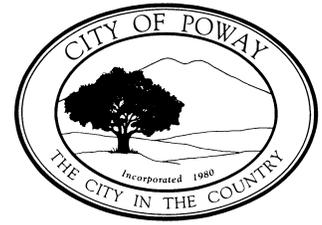
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EXECUTIVE SUMMARY

The California State Legislature enacted legislation to ensure the attainment of the State housing goal by requiring that counties and cities prepare and implement housing elements. The Housing Element Update (2013-2020) for the City of Poway is an element of the City's General Plan and is prepared for the next housing cycle from January 1, 2013 to December 31, 2020. The Housing Element Update period covers an allocation of housing units built from January 1, 2010 to December 31, 2020.

This document presents a plan to achieve the City's housing goal, while meeting the requirements of the State of California (Article 10.6 of the Government Code) and includes: analysis of the previous Housing Element (2005-2010) and current housing factors (physical, fiscal, regulatory); identification of constraints to achieving the housing goal; and proposed modifications and refinements to the objectives, policies and programs identified in the previous Housing Element. In addition to responding to the requirements of State law, Poway's Housing Element demonstrates how the strategies to meet its locally determined housing needs are addressed through plans, programs and projects.

The goal of the Housing Element Update is to help ensure that suitable, safe housing is available at a cost that is affordable to all current and future residents of this community. Toward this end, the City will encourage a variety of individual choices of tenure (i.e. rental, home-ownership), type and location of housing throughout the community. This Housing Element, while mandated by State law, also represents a roadmap for Poway to continue promoting sustainable housing opportunities for all its residents now and into the future.

A. 2005-2010 Housing Element Review

The previous Housing Element (2005-2010) incorporated the Regional Housing Needs Assessment (RHNA) Plan adopted by the San Diego Association of Governments (SANDAG) Board of Directors. The RHNA represents a distribution and allocation of dwelling units to satisfy housing needs throughout the 19 jurisdictions in San Diego County. The RHNA process occurs during each Housing Element cycle and the State's Department of Housing and Community Development (HCD) delegates the allocation of regional dwelling units to SANDAG. The RHNA for the previous Housing Element for the projection period of 2003 through 2010 allocated 1,242 new units to Poway, consisting of 285 units for very low income, 216 units for low income, 235 units for moderate income, and 505 units for above moderate income households. During that same time period, a total of 588 affordable housing units were constructed, which was 47 percent of the quantified allocation. An evaluation summary of the goals, strategies and programs of the previous Housing Element is included in Chapter 5 of this Housing Element Update.

Several of the goals and objectives identified in the previous Housing Element were addressed through implementation of programs designed to facilitate the support for housing in Poway. Within the past few years, the City amended its Municipal Code to:

- Implement an Affordable Housing Overlay Zone program; and

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- Incorporate State Requirements (Water Conservation Landscape Ordinance, California Green Building Standards); and
- Streamline certain permit processes; and
- Modify Density Bonus regulations and Reasonable Accommodation requirements

All of these efforts and actions indicate that the previous Housing Element Update was successful in promoting and achieving the overall goal for housing in the City of Poway.

B. Public Participation

The City was diligent with its efforts to achieve public participation of all economic segments in the development and adoption of the new Housing Element Update. Poway's outreach program included workshops where participants provided feedback on housing topics as well as broader community issues. Various objectives, policies, and programs identified in this Housing Element Update address the participants' feedback. More detail on the public participation process is described in Chapter 1.

C. State Legislation

The State Legislature took action to eliminate California redevelopment agencies in June 2011. Ultimately, the legislation was challenged and taken up for immediate review by the California Supreme Court. While the matter was pending judicial review, all new redevelopment activity (including housing) was prohibited. Once upheld by the Supreme Court, the legislation effectively reached back to January 2011, only giving former redevelopment agencies the limited ability to make payments and perform obligations that were in effect as of that date.

The City of Poway anticipated the State's intent to eliminate redevelopment agencies and formed the Poway Housing Authority in March 1, 2011. On January 13, 2012, the City designated the Poway Housing Authority as successor agency to the former Poway Redevelopment Agency and the recipient of the housing assets and liabilities of the former redevelopment agency.

Redevelopment monies were one of the three main funding sources used to make affordable developments viable statewide. The others are State bond funds and Federal funds administered through the Department of Housing and Urban Development. The City cannot directly apply for Federal housing funds as they are administered through the County of San Diego.

Successor agencies to the former redevelopment agencies were given the ability to pay existing bonded indebtedness and other enforceable obligations, subject to approval by the State Department of Finance. Any excess funds not needed for enforceable obligations are then distributed by the County to other taxing agencies including school districts, thereby providing relief to the State budget. Unfortunately, there were no provisions when redevelopment was eliminated to provide ongoing funding for affordable housing. In fact, housing funds that were held by former redevelopment agencies and not encumbered for housing purposes prior to January 1, 2011, were returned to the County Auditor-Controllers in November 2012 and

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subsequently redistributed as regular property tax. The only housing funds successor agencies could retain were those encumbered for debt service or other approved enforceable obligations. Although the impacts involved in the California Supreme Court decision to eliminate redevelopment funds may be unknown for several years, many speculate that this decision will result in a loss of millions of dollars of annual funding designated for affordable housing throughout California. It is anticipated that new avenues for funding economic development and affordable housing will be created and tested in the coming years, but because of the uncertainty of available funds at this time, a conservative approach to affordable housing programs is recommended throughout this document.

Existing and new legislation relating to the purpose of Housing Elements is described and considered in the analysis of programs to be implemented for the 2013-2020 Housing Element cycle. The legislation is identified, analyzed, and a recommendation regarding programs is listed further in this document in Chapters 1, 3, 5 and 6.

D. Housing Needs Assessment

The Needs Assessment utilizes socio-economic data to discuss the major components of housing needs in Poway. In preparing for the next cycle of the RHNA, data has been collected from a variety of sources to develop a comprehensive assessment of the community.

California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2010, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases. Double-digit decreases in median sale prices were recorded throughout the State until recently. A reduction in the number of sales was a result of increasingly limited availability of credit. As such, housing production in the last few years has been limited while the need for affordable housing increased along with high unemployment rates and foreclosure rates.

The following is a summary of certain demographic criteria that has been evaluated for Poway in comparison to the San Diego County region:

- A median household income of \$96,854 (adjusted for inflation 2010 dollars) which is 35 percent higher than the region median household income of \$62,771 (adjusted for inflation 2010 dollars).
- A limited supply of vacant developable residential land.
- A limited supply of redevelopment and infill lands available for residential development.
- An older housing stock, with 58 percent (9,773) of the dwelling units within the City built before 1970.
- A median price of dwelling units sold at \$448,750 in Poway in 2012, approximately \$106,000 higher than in the region.

The previous Housing Element (2005-2010) utilized the SANDAG 2030 Regional Growth Forecast which stated Poway was expected to gain 3,770 new residents and 431 new dwelling units between 2000 and 2010. Poway experienced notable demographic changes

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since the 2005-2010 Housing Element cycle. These changes to the City's population and housing are summarized below:

- Population in the City decreased from 48,044 in 2000 to 47,811 in 2010.
- Rental housing costs increased from \$1,195 per month in 2000 to \$1,339 per month in 2010 (adjusted for inflation 2010 dollars) an increase of 12 percent (depending on bedroom number).
- Owner-occupied dwelling units decreased less than one percent.

The Housing Element Update (2013-2020) uses the SANDAG 2050 Regional Growth Forecast, adopted with SANDAG's Regional Transportation Plan (RTP) which projects that Poway will gain 3,326 new residents and 918 new dwelling units between 2008 and 2020. This projection is consistent with the land use and zoning policies of the City's General Plan.

E. Goals, Objectives, Policies, and Programs

In order to achieve suitable, safe housing available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments that comprise this community, the City has established objectives and programs to meet its stated goal. The previous Housing Element objectives were analyzed and have been reorganized with specific policies and programs.

The new Housing Element Update (2013-2020) for Poway will be similar to the previous Housing Element except that a new Residential Sites Inventory (Table 4-4 in Chapter 4 and Table 1 in Appendix A) that identifies all affordable housing sites will be included and Poway's housing policies will need to be in compliance with new State mandates. The new update describes demographic changes, constraints that impact development of housing, refinements to the City's objectives and programs to incorporate recent legislation, public participation, and the recent inventory and assessment of local and regional housing needs.

The State of California recognizes that total housing need may exceed the locality's ability to meet those needs with existing resources. For that reason, jurisdictions are required to estimate and categorize the number of dwelling units likely to be constructed, rehabilitated or conserved/preserved (quantified objectives) according to each allocated RHNA income level.

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In October, 2011, SANDAG adopted the RHNA and Poway allocations of the Regional Share Needs are as follows:

**Table E-1
Regional Housing Needs Assessment (RHNA)
1/1/2010-12/31/2020**

	Poway	Percent of Total*	Region	Percent of Total**
Total housing units	1,253	100%	161,980	100%
Very Low***	201	16.0%	36,450	22.5%
Low	152	12.1%	27,700	17.1%
Moderate	282	22.5%	30,610	18.9%
Above Moderate	618	49.3%	67,220	41.5%

*SANDAG Final RHNA

**HCD RHNA Determination

***50% to be Extremely Low

Income

Note: Income categories are based on Area Median Income (AMI) and include:

- Extremely Low Income (less than or equal to 30% of the AMI)
- Very Low Income (greater than 30% and less than or equal to 50% of the AMI)
- Low Income (greater than 50% and less than or equal to 80% of the AMI);
- Moderate Income (greater than 80% and less than or equal to 120% of the AMI);
- Above-Moderate Income (greater than 120% of the AMI)
- Note the following lists the 2012 Area Median Income limits for San Diego County:

	Income Category	Number of Persons in Household			
		1	2	3	4
San Diego County 2012 Area Median Income Limit	Extremely Low	\$ 16,900	\$ 19,300	\$ 21,700	\$ 24,100
	Very Low Income	\$ 28,150	\$ 32,150	\$ 36,150	\$ 40,150
	Low Income	\$ 45,000	\$ 51,400	\$ 57,850	\$ 64,250
	Median Income	\$ 53,150	\$ 60,700	\$ 68,300	\$ 75,900
	Moderate Income	\$ 63,750	\$ 72,900	\$ 82,000	\$ 91,100

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A. Purpose and Content of Housing Element

The California State Legislature enacted legislation to assure the attainment of the State housing goal by requiring that counties and cities prepare and implement housing elements. The Housing Element Update (2013-2020) for the City of Poway is a required component of the City's General Plan and covers the time period from January 1, 2010 to December 31, 2020. The Housing Element Update is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing within the community. This document presents a plan to achieve the City's housing goal while meeting the requirements of the State of California (Article 10.6 of the Government Code) and includes:

- Analysis of the previous Housing Element (2005-2010) and current housing factors (physical, fiscal, regulatory);
- Identification of constraints to achieving the housing goal; and
- Proposed modifications and refinements to the objectives, policies and programs identified in the previous Housing Element.

A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

According to state law, the Housing Element has two main purposes:

- a. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- b. To provide a strategy that establishes housing goals, policies and programs.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element Update responds to those requirements, and responds to the special characteristics of Poway's housing environment. This Housing Element Update incorporates the most current data and information readily available at the time of writing. It also includes an evaluation of the previous Housing Element (2005-2010) adopted in 2008, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

The City of Poway Housing Element Update is an eight-year plan for the 2013-2020 housing cycle for jurisdictions in the San Diego region. The Housing Element Update serves as an integrated part of the General Plan, but is updated more frequently, as required by state law, to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;
- Maximizing housing choices throughout the community;
- Assisting in the provision of affordable housing;
- Removing governmental and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

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The Housing Element Update consists of the following Chapters:

- **Chapter 1 - Introduction:** Provides a brief overview of the purpose and background for the Housing Element Update.
- **Chapter 2 – Community Profile:** A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- **Chapter 3 – Constraints:** An analysis of constraints to housing production and retention, including various market, governmental and environmental limitations to meeting Poway's identified housing needs.
- **Chapter 4 – Housing Resources:** An overview of resources available to accommodate and provide housing for all income levels, including land available for new construction and financial and administrative resources available for housing in Poway.
- **Chapter 5 – Program Accomplishments:** An assessment of past accomplishments and an evaluation of programs that should be continued, modified or added.
- **Chapter 6 – Housing Plan:** Outlines the City's overall housing goals, objectives, policies, and programs over the housing cycle (2013-2020), and addresses the City's identified housing needs and the requirement to comply with State law.

B. Community Context

The City of Poway incorporated in December 1980 as a full-service, general law City and operates under the Council/Manager form of government. Poway, with a population of approximately 47,811 (2010 U.S. Census) residents, is a unique community in San Diego County. Located in northeast San Diego County, Poway is known as “The City in the Country” and prides itself on the fact that over half of the City's 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, over 82 miles of trails, and over 50 community events each year. Figure 1-1 depicts a Vicinity Map of Poway.

Within the City limits are approximately 16,660 (2006-2010 American Community Survey) housing units. The City's vacancy rate is approximately less than 4 percent. There is a broad continuum of housing options available, ranging from multi-family apartments to single-family homes on large rural parcels. Single-family dwellings make up 79.3 percent of the City's housing units.

The City of Poway faces important challenges in its planning for sufficient housing, obtaining resources for affordable housing, and implementing housing programs for City residents. Rising housing costs, expanding employment opportunities, limited funding resources, and changing demographics require that the City develop an approach and strategy to producing housing that matches the needs of existing and future residents of the community.

Since the 1990's, Poway has experienced substantial changes in demographics and employment. One especially significant change is the decline in the number of younger households and families with children. While new employment opportunities have been created in Poway in recent years with the development of the Poway Business Park and retail and services for local residents, many of the jobs pay wages are equivalent to low and moderate incomes.

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Another challenge the City is facing is the rising cost of housing in relation to San Diego County incomes. This combination has led to increasing rates of overcrowding among lower income renters and overpayment among both renters and home owners. Compounding the City's challenge in planning for adequate housing is that the primary growth in housing over the past decade has been single-family homes that are generally unaffordable to many households in San Diego County. During the same period, the construction of multifamily housing has remained a small fraction of overall housing construction, although the City has made significant progress in encouraging the development of affordable housing through the City's former Redevelopment Agency. The City and the former Redevelopment Agency were able to assist in the construction of over 700 affordable housing units since 1999 and assist nearly 150 other low and moderate income households through various affordable housing programs.

California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2010, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases, resulting in the 2008 economic recession. Double-digit decreases in median sale prices were recorded throughout the State until recently. As such, housing production in the last few years has been limited while the need for affordable housing increased along with high unemployment rates and foreclosure rates.

The San Diego Association of Governments (SANDAG) developed the Regional Housing Needs Assessment (RHNA) Plan for the San Diego region utilizing an estimated housing stock projection for the region that was accepted by the State's Housing and Community Development Department (HCD). The RHNA Plan covers an eleven-year projection cycle (January 1, 2010, through December 31, 2020). In consultation with the County and the cities within the region, SANDAG assigned a housing production goal to each jurisdiction in the region. These regional plans typically cover a period that begins two years before the deadline for the update of a housing element. Therefore, the SANDAG plan covers the planning cycle from January 1, 2013, through June 30, 2020. As a result of the RHNA allocation, Poway must accommodate 1,253 additional housing units through the end of 2020, of which 28 percent should be affordable to households earning 80 percent or less of the San Diego County median income and 22.5 percent affordable to households earning between 80 and 120 percent of median income.

The 2013-2020 Housing Element Update addresses these issues by identifying affordable housing sites in a new Residential Sites Inventory (Chapter 4) and implementing housing goals and objectives through a comprehensive housing strategy. The creation of a suitable and effective housing strategy is a complex process, but one defined by the needs of those living and working within the community. This requires an approach that can produce an equally diverse range of housing choices, including single-family homes, apartments, housing for special needs groups, and many others.

C. State Requirements

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare housing elements as part of their comprehensive general plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

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State law requires housing elements to be updated at least every eight years to reflect a community's changing housing needs. State law has allowed eleven years for the current cycle. Poway's Housing Element was last updated in 2008 for the 2005-2010 planning cycle. A critical measure of compliance with State Housing Element law is the ability of a jurisdiction to accommodate its share of the regional housing as determined by a regional housing needs plan. Table 1-1 below is a list of amendments to State law since the adoption of the previous housing element, with a brief analysis and recommendations:

**Table 1-1
 State Law Amendments Summary**

STATE REQUIREMENT	ANALYSIS/RESPONSE
1. Section 65589.7 (SB1087 - Water and Sewer Priority): Deliver housing elements to agencies and provide priority for provision of services to lower income households.	The City's Public Works Department will be sent a copy of the Housing Element Update. Poway's Public Works Department will provide priority provision of these services to lower income household developments. Written policies and procedures will be adopted and implemented (See Program 22 in Chapter 6).
2. Section 65302 (AB162- Safety and Conservation/Flood Data): Local jurisdictions are required to amend the safety and conservation elements to include analysis and policies regarding flood hazard and management information.	Revised data implemented as a part of the adopted Multi-Jurisdictional Hazard Mitigation Plan Year Three, (2008-2009) San Diego County.
3. Section 65584 (SB2 - Emergency Shelters and Transitional and Supportive Housing): At least one zone shall permit emergency shelters without a discretionary action. Transitional and supportive housing shall be considered a residential use without additional restrictions. Denial of emergency shelters and/or transitional and supportive housing shall be based on specific findings. Amend the Code within one year of the Housing Element adoption.	State law requires that cities identify sites that are adequately zoned for the placement of special needs housing, which includes homeless shelters and transitional and supportive housing. Additionally, cities must not unduly discourage or deter these uses. The Poway Zoning Ordinance permits homeless shelters as a Temporary Use in all residential and commercial zoning districts. The City's zoning ordinance does not include any discretionary review process for homeless shelters or transitional housing. In addition, the City Council waived the permit fees associated with the Temporary Use Permit process for Emergency Shelters in Poway. To comply with Senate Bill 2, local governments must identify one or more zoning districts that allow year-round homeless shelters without discretionary review. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. Program 16 in Chapter 6 will require the City to amend its Zoning Code within one-year of adoption of the Housing Element to explicitly address compliance with SB 2 and homeless shelters. State law also requires that local

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	<p>governments do not unreasonably deny approval for transitional housing or supportive housing and clarifies that jurisdictions must treat transitional housing and supportive housing in the same manner as any other residential use within the same zone. Currently, the City's Zoning Ordinance does not directly address supportive housing. The Zoning Code will be amended to specifically define Transitional and Supportive Housing.</p> <p>Process an amendment to the Poway Municipal Code (PMC) to clarify the allowance for emergency homeless shelters as “by-right” permitted uses in at least one zoning district.</p> <p>This amendment would also add “Emergency Shelter” as a definition into the PMC in accordance with Government Code Section 65584. This amendment will also add Transitional and Supportive housing as defined in Section 50675 of the Government Code (includes group homes) in the definition of “Family” and “Household” within the Poway Municipal Code (See Programs 18 and 22).</p>
<p>4. Section 65583 (SB520 - Reasonable Accommodation): Housing elements shall analyze and remove constraints of housing for persons with disabilities.</p>	<p>This program pertained to the City adopting a formal procedure for processing requests for reasonable accommodation for persons with disabilities, including developmental disabilities as well as special housing needs that is in compliance with State law. This program addresses Policies A8 and B3.</p> <p>In 2009, the City amended the Municipal Code to add regulations for reasonable accommodations. This code section includes procedures for processing requests for reasonable accommodations.</p>
<p>5. Section 65583 (SB520 - Constraints Analysis): Housing elements shall analyze governmental housing constraints.</p>	<p>Chapter 3 – Constraints, provides analysis of the governmental constraints for this section of the Housing Element.</p>
<p>6. Section 65583 (SB 812 - Persons with Developmental Disabilities): Housing elements shall analyze the needs of this special needs group.</p>	<p>The “Needs Assessment” section of the Housing Element added “Persons with Disabilities” as a special needs group and includes an analysis of the needs of persons with disabilities residing in Poway.</p>

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<p>7. Section 65584 (SB375- Climate Change): Local jurisdictions are encouraged to reduce greenhouse gas emissions and are required to rezone their properties to be consistent with their updated housing element within three years of adoption.</p>	<p>During the 2005-2010 Housing Element cycle, the City adopted water efficient landscape regulations, amending development regulations to allow for pervious surfaces. In 2010, the City amended its General Plan, Circulation Element that encourages <i>Complete Streets</i> and the use of public transit and pedestrian and bicycle pathways. Program 4 in Chapter 6 encourages opportunities for energy conservation and sustainable best practices. A rezone will not be required as existing densities are sufficient to accommodate the City's RHNA.</p>
<p>8. Section 65583 (AB2634 - Extremely Low Income Households): Housing elements shall contain an analysis of the needs of households with extremely low incomes.</p>	<p>The "Needs Assessment" section of the Housing Element added "Extremely Low Income Households" as a special needs group and includes an analysis of the needs of the extremely low income households residing in Poway. The "Housing Resources" section of the Housing Element shows that Poway has sufficient capacity and approved projects to meet the needs of extremely low income households.</p>
<p>9. Section 65583.1 (AB1103 – Conversion of Foreclosed Properties): Foreclosures may be used in limited instances to accommodate a portion of the City's RHNA.</p>	<p>Acknowledged.</p>
<p>10. Section 65302.1 (AB244 - Sphere of Influence Analysis): On or before the adoption of this Housing Element, the City shall review and update the land use element of its general plan to include an analysis of the City's Sphere of Influence area and would require the updated plan to include specified information.</p>	<p>The City's Sphere of Influence Area is included on its General Plan and Zoning Map. This area has a median household income greater than \$60,000 and is not considered disadvantaged (less than 80 percent of the statewide median income or \$46,166). This requirement is not applicable to the City.</p>
<p>11. Section 53393.3.5 and 53395.14 (SB310-Transit Priority Project Program): Provision providing incentives for projects that comply with a sustainable communities strategy, create jobs, reduce vehicle miles travelled, and meet regional housing needs.</p>	<p>The City may consider utilizing this provision provided the development industry identifies an interest to comply with project requirements. A local ordinance must be adopted prior to exercising this provision. Program 28 addresses the requirement to evaluate this provision.</p>

D. Housing Element Components

Section 65302(c) of the Government Code (GC) sets forth the specific components to be contained in a community's housing element. **Table 1-2** summarizes these State requirements and identifies the sections in the Poway Housing Element Update (2013-2020) where these requirements are addressed. The City of Poway used the HCD's Building Blocks website to assist in this method. Section numbers in the table refer to the Government Code (Article 10.6):

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**Table 1-2
 State Housing Requirements California, 2012**

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1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (i.e., number of housing units rehabilitated).	5-2
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A. Governmental Constraints (GC 65583)(a)(4)):	3-1
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E. Program to promote equal housing opportunities (65583(c)(5)).	6-23
F. Preserve units "At-Risk" (65583(c)(6)(d)).	6-24

E. Relationship to other General Plan Elements

The Housing Element is a component of the General Plan, which in part, provides guiding policy for residential land use and development in Poway. The General Plan is divided into six master elements that address both the State-mandated planning issues plus optional subjects that are of particular concern within Poway. The master elements include: Community Development, Public Facilities, Transportation, Natural Resources, Public Safety and Housing. Some of these master elements are further divided into elements: Community Development includes Land Use and Community Design; Transportation includes Roadways, Public Transit, Bikeways and Pedestrian Facilities; Resources includes Natural Resources and Prehistoric and Historic Resources; and Public Safety includes Emergency Services and Hazard Management. State law requires consistency among elements of the General Plan. Goals and policies contained within the Housing Element should be interpreted and implemented in a consistent manner with the goals and policies of the other General Plan elements. To ensure consistency of the Housing Element with the remainder of the General Plan, a consistency analysis of the entire document was conducted.

The City will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. If any elements of the General Plan are amended during the Housing Element Update cycle (2013-2020), the City will ensure that the Housing Element will be reviewed and modified, if necessary, to ensure continued internal consistency among elements.

F. Data Sources and Methodology

In preparing the Housing Element, various sources of information were used. Wherever possible, information from the U.S. Census 2010 data provided the baseline for all demographic information. Additional sources included population and housing data from the California Department of Finance, SANDAG, housing market data from Dataquick, employment data from the Employment Development Department, lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA), San Diego County Regional Taskforce on the Homeless (RTFH) and the most recent data available from social service and other nonprofit and governmental agencies.

Since the 2000 Census, the Bureau of the Census has completely restructured the way it enumerates the U.S. population. Specifically, the 2010 Census no longer contains the long form that provided detailed information on socioeconomic and housing characteristics. To replace the “long form” that occurs only once every decade, the Census Bureau conducted the American Community Survey for the 2010 Census that took a snapshot of the communities based on a small sample but relatively frequently. Survey results were then averaged to provide a description of the community over time.

G. Summary of Findings and Policies

To address community conditions and housing needs identified within this Housing Element Update, the City has adopted actions to facilitate the development of housing. The actions seek to accommodate the City's regional housing needs allocation, assist in the production and rehabilitation of a wide range of housing and shelter, and establish supportive services for all income levels and special interest groups. Programs included within the Housing Element Update include some of the following provisions to achieve the intended goals of the planning effort:

- Amend the City's Zoning Ordinance to further facilitate the development of affordable housing;
- Amend the City's Zoning Ordinance to update the density bonus program commensurate with state law requirements;
- Provide adequate sites for housing through consolidation of properties and rezoning;
- Pursue state and federal funding opportunities;
- Continue and strengthen collaborative relationships with other public agencies and nonprofit organizations that can assist the City in implementing its housing strategy;
- Continue to reduce regulatory barriers to the location and development of housing for persons with disabilities;
- Adopt a strategy to increase the availability of housing, meeting the needs of, and affordable to, local workers;
- Preserve affordable housing resources in Poway, including older rental housing and existing subsidized housing; and
- Promote equal housing opportunity through collaborative efforts with community organizations.

H. Public Participation

As part of the Housing Element Update process, the City utilized several public outreach methods to engage community involvement including workshops, a Housing Element Update webpage, public review of the draft document, and public hearings prior to adoption. Local and regional organizations serving low-income and special needs housing groups and housing advocates were invited to attend public workshops on the Housing Element Update. The City has provided information on its website to inform the general public of the importance of affordable housing to the community.

City Staff held a workshop with the City's former Redevelopment and Housing Advisory Committee (RDHAC) on August 8, 2012, and presented a comprehensive overview of the Housing Element Update process. Staff also held a meeting on September 12, 2012, with owners of the private properties identified in the Residential Sites Inventory. A broader Community Workshop was held on September 25, 2012 and provided an overview of the purpose and contents of the Housing Element, state requirements, the update process, and key issues for the Housing Element Update, which included the Residential Sites Inventory. Twenty-six people attended the workshop. During the discussion, several comments were made related to impacts from traffic, affordable housing density, future funding for new housing, region-wide "Best Practices" to encourage affordable housing, mixed use regulations and locating housing near community services.

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A follow up meeting with the RDHAC was held on October 8, 2012, and provided the committee with the comments and feedback from the Community Workshop. Staff also described the questions and comments received from private property owners at the meeting held on September 12, 2012. RDHAC members discussed some of the proposed locations for potential affordable housing sites to be included in the Housing Element, as well as constraints to future funding sources. The City Council also conducted a public workshop on November 13, 2012, to discuss the purpose and contents of the Housing Element Update, new state requirements, the update process, and the new Residential Sites Inventory.

For the last several years, the City of Poway has utilized *Poway Housing Solutions*, a partnership effort with nonprofit housing organizations that joined together and have been dedicated to education and outreach related to affordable housing in Poway. The nonprofit organizations that have joined the City in this effort are Wakeland Housing, Community Housing Works and San Diego Interfaith Housing Foundation. As of 2012, the group continues to conduct studies and outreach efforts to educate local residents about the economic, social and public safety benefits associated with affordable housing.

A summary of comments provided by the community and other interested parties during the public outreach portion of this process includes:

1. The potential impact of increased densities on schools, parks, and other public services.
2. The impact of the elimination of redevelopment funding sources from the State.
3. The impacts of traffic congestion and parking near affordable housing sites.
4. Utilizing region-wide "best practices" to encourage affordable housing.
5. Avoiding the concentration of affordable housing sites in south Poway.
6. Mixed-use development regulations.
7. Goal to locate housing near community and public services.

Due to the economic constraints that qualify a family for affordable housing, the City has traditionally located its affordable housing sites in proximity to community services that include food stores, public transportation, and general retail shopping. In this way, people may choose to walk or take public transit to the surrounding stores and facilities. The commercial center of Poway includes a vast combination of general retail, service business, specialty shops, and restaurants, as well as the public library and other government offices. The proximity and number of businesses also serves as a good source for local jobs. The local 30-acre Poway Community Park contains many recreation opportunities for residents of all ages. By City park standards, the Poway Community Park is classified in the Public Facilities Element of the General Plan as a community park and has a service radius of two miles. This radius extends from Oak Knoll Road to Garden Road, north to Twin Peaks Road and South to the Poway Business Park and includes a majority of Poway's existing affordable housing projects.

With regard to potential impacts on schools, the City of Poway and the Poway Unified School District (PUSD) continue to coordinate on-going development activities within the City. Staff from the City and PUSD worked collaboratively to evaluate potential housing sites and the impacts on surrounding schools. Valley Elementary School is centrally located within the Poway Road/Town Center commercial corridor area. While the addition of the children from the affordable housing complexes has increased attendance, the PUSD maintains the position that the school is not compromised by the potential for additional students. To reduce potential

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future impacts, the City is proposing to locate additional affordable housing sites outside the enrollment boundaries of Valley Elementary. Proposed locations in Table 4-4 of Chapter 4 are in Old Poway, along Twin Peaks Road, and on Monte Vista Road, next to Pomerado Hospital.

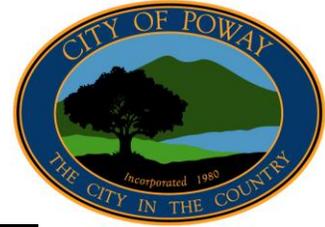
With regard to reduced parking standards for affordable housing projects, Section 17.08.200 of the Poway Municipal Code provides for regulatory concessions, including reduced parking ratios, for affordable housing projects. State law also limits the City's ability to require parking for affordable projects. The City has surveyed its existing affordable housing projects and found that the proportion of single adult households is higher than that in a similar market rate housing project, contributing to a lower parking demand. Recognizing this, the City has historically reduced the parking requirements for its affordable housing projects by 20 to 30 percent. The City has evaluated this reduction and found that these projects function without parking problems.

On February 5, 2013, the Poway City Council reviewed the Draft Housing Element Update at a noticed public meeting and authorized the document to be submitted to the California Department of Housing and Community Development (HCD) for its 60-day review period. The City submitted the document to HCD on February 7, 2013. Comments from HCD were received in March 2013 after which several conference calls were held between HCD and City staff. A revised Draft Housing Element Update document was submitted to HCD in April 2013 that addressed their comments to ensure compliance with State Housing Law. Some of these revisions included additional programs being added to comply with newer State mandates. On April 5, 2013, the City was advised by HCD that it may proceed with the Housing Element Update adoption process. The City of Poway, as the lead agency, prepared a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) and proceeded with the required 30-day public review and comment period.

On May 21, 2013, the Poway City Council conducted a public hearing and adopted a Negative Declaration and approved General Plan Amendment (GPA) 13-002, adopting the City of Poway Housing Element Update (2013-2020) and GPA 13-003, related text amendment to the Community Development (Land Use) Element, pursuant to Resolution No. 13-12 and authorized submittal of the Housing Element Update document to HCD for certification.

Chapter 2

Community Profile



The availability of decent and affordable housing for residents in the City of Poway is an important housing goal, consistent with State law. This section of the Housing Element discusses the major components of housing need in Poway. A comprehensive assessment of housing needs provides the basis for developing responsive policies and programs to accomplish this goal. This Chapter presents and analyzes Poway’s community profile, which consists of its demographic, economic, and housing characteristics and their impact on housing needs. The major components of this assessment are the City’s population, household, land use, economic, and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of the North County Inland cities. This needs assessment also serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2013-2020 Housing Element cycle. The Housing Plan of Chapter 6 provides a strategy and implementation to address identified housing needs.

Leading up to the development of the 2010 census, the United States Census Bureau modified its policies and elected to introduce a more efficient process. These changes resulted in the development of the American Community Survey (ACS), which was the main instrument in conducting the 2010 census. The ACS sent to most households requested a limited amount of information as compared to the previous 2000 Census. As a result, some of the information provided in this chapter was calculated differently. In addition, data that may have been included in the previous Housing Element, was not collected for the 2010 Census. In summary, a true comparative analysis between data from 2000 to 2010 is not achievable for some data.

Demographic information for this Housing Element Update was also collected from the San Diego Association of Governments (SANDAG). In 2011, SANDAG adopted an update to the 2050 Regional Transportation Plan (RTP). The update included a state-mandated Sustainable Communities Strategy (SCS) pursuant to the requirements of Senate Bill (SB) 2. The RTP included a Regional Growth Forecast that was developed by SANDAG and the individual cities in the region. The 2050 Regional Growth Forecast included in the RTP is the basis for some of the data included in this chapter.

A. Population and Housing Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed in a community and a household’s ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need in Poway.

1. Population Trends

Between 2000 and 2010, Poway’s population decreased by 233 people, or -0.5 percent (**Table 2-1**). This decrease followed a slower growth trend than was expected throughout the region, due to the 2008 economic recession, although Poway was one of only a few jurisdictions that actually experienced a decrease in population. Other cities in the region also experienced modest changes to their population. Santee’s increase was very modest (0.8 percent), while Escondido (7.8 percent), San Diego (6.4 percent) Vista (4.4 percent) more closely followed the growth of the region as a whole (7.2 percent). San Marcos, on the other hand, had the largest percentage increase (52.4 percent). In addition to Poway, a few other cities in the region experienced a decrease in population as well.

**Table 2-1
Population Trends and Projected Growth
Poway and Surrounding Jurisdictions**

Jurisdiction	2000	2010	2020*	Change 2000 to 2010	Projected Change 2010 to 2020*
Escondido	133,559	143,911	154,329	7.8%	7.2%
Poway	48,044	47,811	54,070	-0.5%	13.1%
San Diego	1,223,400	1,301,617	1,542,528	6.4%	18.5%
San Marcos	54,977	83,781	90,802	52.4%	8.4%
Santee	52,975	53,413	64,517	0.8%	20.8%
Vista	89,857	93,814	100,016	4.4%	6.6%
San Diego Region	2,813,833	3,015,313	3,535,000	7.2%	17.2%

Source: US Census 2000 and 2010. *SANDAG 2050 Regional Growth Forecast

According to SANDAG population forecasts, Poway’s population will reach approximately 54,070 by 2020, a 13.1 percent increase over the 2010 population. Poway’s forecasted growth is larger than its neighboring jurisdictions of Escondido (7.2 percent), San Marcos (8.4 percent) and Vista (6.6 percent). However, Poway’s forecasted growth is smaller than its neighboring jurisdictions of San Diego (18.5 percent) and Santee (20.8 percent), and the region as a whole (17.2 percent).¹

2. Age Characteristics

A community’s current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate

¹ Source: SANDAG 2050 Regional Growth Forecast (2010)

demand for low to moderate cost apartments and condominiums, small single-family homes, group housing, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

Between 2000 and 2010, the City of Poway experienced population changes within several age groups. For the most part, there has been a decrease in the percentage of families, with children under five and those aged 5 to 18 dropping (-15.7 percent and -18.5 percent, respectively) as well as adults ages 35 to 44, which showed the largest decrease (-34.8 percent) (**Table 2-2**). There was significant growth among young adults ages 19 to 24 (29.7 percent). The largest increases were among people ages 55 to 64 (62.8 percent) and 65 and older (42.7 percent).

**Table 2-2
Poway Age Characteristics
2000 and 2010**

Age Group	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
<5	2,896	6.0%	2,441	5.1%	-15.7%
5 to 18	13,209	27.5%	10,767	22.5%	-18.5%
19-24	2,044	4.3%	2,652	5.5%	29.7%
25-34	4,557	9.5%	4,659	9.7%	2.2%
35-44	8,958	18.6%	5,837	12.2%	-34.8%
45-54	8,166	17.0%	8,914	18.6%	9.2%
55-64	4,080	8.5%	6,641	13.9%	62.8%
65+	4,134	8.6%	5,900	12.3%	42.7%
Total	48,044	100.0%	47,811	100.0%	-0.5%

Source: US Census, 2000 and 2010.

Although the percentage of children has decreased from 2000 to 2010, while the percentage of young adults has increased, Poway still has a larger share of people under 18 years of age (27.6 percent) compared with the San Diego region (23.4 percent) (Table 2-3). Poway also has a larger share of people aged 65 and older (12.3 percent) than the San Diego region (11.4 percent). The median age of Poway residents (41.3) is quite a bit higher than the San Diego region's median age (34.6).

**Table 2-3
Poway Age Compared to Region
2010**

	Poway	Region
Share under 18	27.6%	23.4%
Share 65 and older	12.3%	11.4%
Median age	41.3	34.6

Source: US Census 2010.

The majority (80.2 percent) of households in the City of Poway are families, with 13 percent being over age 65 (**Table 2-4**). 8.1 percent of Poway's householders are non-family

householders over the age of 65. Owners make up 74.4 percent of Poway’s householders, and 16.5% are over 65, while Renters make up 25.6 percent with 4.6% being over 65.

**Table 2-4
Poway Households by Age of Householder and Tenure
2010**

	Number	Percent of Total
Total households	16,128	100.0%
Family households	12,940	80.2%
Householder under age 65	10,837	67.2%
Householder age 65-74	1,372	8.5%
Householder age 75+	731	4.5%
Non-Family households	3,188	19.8%
Householder under age 65	1,888	11.7%
Householder age 65-74	500	3.1%
Householder age 75+	800	5.0%
Owner	12,000	74.4%
Householder under age 65	9,341	57.9%
Householder age 65+	2,659	16.5%
Renter	4,128	25.6%
Householder under age 65	3,384	21.0%
Householder age 65+	744	4.6%

Source: US Census 2010

3. Race and Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community’s racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Poway’s population is predominately composed of non-Hispanic whites, but has become more diverse since the 2000 Census (**Table 2-5**). Whites decreased from 77.2 percent of the population in 2000 to 69.1 percent of the population in 2010. The Latino population increased as a proportion of total population from 10.4 percent in 2000 to 15.7 percent in 2010. Similarly, Asian or Pacific Islanders increased from 7.6 percent to 10.1 percent of the population, African Americans decreased slightly from 1.6 percent to 1.5 percent, and people who identified themselves as being of other races increased from 2.9 percent to 3.2 percent. Native Americans remained steady at 0.3 percent.

**Table 2-5
Poway Race and Ethnicity
2000 and 2010**

Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
White	37,092	77.2%	33,041	69.1%
African American	752	1.6%	722	1.5%
Native American	159	0.3%	149	0.3%
Asian or Pacific Islander	3,657	7.6%	4,851	10.1%
Other Race	1,410	2.9%	1,540	3.2%
Hispanic or Latino	4,974	10.4%	7,508	15.7%
Total	48,044	100.0%	47,811	100.0%

Source: US Census, 2000 and 2010.

Poway's proportion of non-Hispanic Whites is much higher compared to that of the San Diego region, with 69.1 percent to 48.5 percent (**Table 2-6**). Poway's African American percentage is lower, with 1.5 percent as compared to the region's 4.7 percent. Poway's Asian and Pacific Islander percentage is fairly similar with 10.1 percent as compared to the region's 11.0 percent. Poway's Hispanic percentage is 15.7, with the region having 32.0 percent.

**Table 2-6
Poway Race and Ethnicity Compared to Region**

Race/Ethnicity	Poway	Region
White	69.1%	48.5%
African American	1.5%	4.7%
Asian or Pacific Islander	10.1%	11.0%
Other Race	3.5%	3.7%
Hispanic or Latino	15.7%	32.0%

Source: US Census 2010.

4. Household Types

The Census defines a household as all persons who occupy a housing unit. Given this definition, single persons living alone, families related through marriage or blood and unrelated individuals living together all constitute a household. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households, often seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details several household characteristics affecting housing needs.

The number of Poway households increased between 2000 and 2010 by 4.3 percent (**Table 2-7**). Families, which are defined by the Census as two or more persons sharing a dwelling unit who are related in some way, comprised an overwhelming majority of Poway households in 2010 (80.2 percent). While the number of total households increased by 661, the percentage of family households decreased since 2000 (3.0 percentage points). This decrease occurred amongst both married couple families without children (3.6 percentage points) and married couple families with children (6.8 percentage points). Also, the proportion of female households without a spouse decreased (0.1 percentage points), as did the proportion of single female householders with children (0.6 percentage points). The proportion of non-family households increased (3.0 percentage points).

**Table 2-7
Poway Changes in Household Type
2000 and 2010**

Household By Type	2000		2010	
	Number	Percent	Number	Percent
Average Household Size	3.1	--	3.0	--
Family Household (families)	12,874	83.2%	12,940	80.2%
Married Couples Families	10,641	68.8%	10,523	65.2%
With Children	5,899	38.1%	5,051	31.3%
Female Householder, No Spouse	1,629	10.5%	1,675	10.4%
With Children	1,019	6.6%	968	6.0%
Non-Family Households	2,593	16.8%	3,188	19.8%
Total Households	15,467	100.0%	16,128	100.0%

Source: US Census, 2000 and 2010.

While the household population has decreased by 0.7 percent from 2000 to 2010, it still makes up the vast majority in Poway with 98.8 percent (**Table 2-8**). The group quarter population has risen 29.1 percent due to the dramatic increase (294.4 percent) in the non-institutionalized population.

**Table 2-8
Poway Population by Household/Group Quarters Status
2000 and 2010**

Household Status	2000		2010		Change 2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Household Population	47,618	99.1%	47,261	98.8%	-357	-0.7%
Group Quarters	426	0.9%	550	1.2%	124	29.1%
Institutionalized	354	0.7%	266	0.6%	-88	-24.9%
Non-institutionalized	72	0.1%	284	0.6%	212	294.4%
Total Population	48,044	100.0%	47,811	100.0%	-233	-0.5%

Source: US Census, 2000 and 2010

5. Household Incomes

Household income is one indicator of the wealth of a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Between 2000 and 2008, approximately 58 percent of Poway households earned moderate or above moderate incomes (Table 2-9), while 30 percent of households had incomes in the extremely low, very low, and low income levels. It should be noted that many households may be considered lower income even if they are rich in assets. In other words, a household could have a fairly low level of annual earnings, but still be wealthy in other assets.

**Table 2-9
Household Income (inflation-adjusted to 1999 dollars)
2000, 2008, 2020
Poway and Region**

	2000	2008	2020
Total households	15,467	15,910	16,881
Less than \$10,000	408	807	632
\$10,000 to \$19,999	862	1,396	1,305
\$20,000 to \$29,999	1,039	1,879	1,715
\$30,000 to \$39,999	1,253	1,920	1,843
\$40,000 to \$49,999	1,403	1,940	1,785
\$50,000 to \$59,999	1,301	2,540	2,596
\$60,000 to \$74,999	1,879	1,787	2,022
\$75,000 to \$99,999	2,392	1,166	1,491
\$100,000 to \$149,999	2,846	1,180	1,815
\$150,000 or more	2,084	1,295	1,677
Poway Median household income (1999 dollars)	\$71,715	\$75,128	\$86,176
Regional Median Income (AMI) (1999 dollars)	\$47,268	\$51,920	\$58,746
Extremely Low Income (ELI) Threshold (1999 dollars)*	\$14,180	\$15,576	\$17,624
Extremely Low Income Households**	768	1,585	1,627

Source: US Census 2000, SANDAG current estimates 2008, SANDAG Regional Growth Forecast 2050

* Extremely Low Income is 30% of AMI (Area Median Income)

** Number below 30% of regional median income

The vast majority (70.2 percent) of households in Poway are in the above moderate income level, with owners making up 59.9 percent and renters 10.3 percent (**Table 2-10**). The higher median income in Poway is due to: 1) a relatively higher proportion of white-collar professionals who reside in the community when compared to the region as a whole and 2) home prices in Poway are, on average, higher than in neighboring communities and require higher incomes to afford. Owner-occupied households in the above moderate income category make up 59.9 percent of all owner-occupied households in Poway, with households in the extremely low, very low, low and moderate owner-occupied households having shares of 8.0 percent or less. The largest proportion of renter households in Poway have above moderate incomes with 42.6 percent, with the other income categories making up between 12.1 percent and 16.8 percent.

**Table 2-10
Poway Number of Households by Tenure and Income Level (HAMFI)
2006-2008**

Income Category	Owner			Renter			Total	
	Number	Owner Percent	Percent of Total	Number	Renter Percent	Percent of Total	Number	Percent of Total
Extremely Low	500	4.1%	3.1%	500	13.0%	3.1%	1,000	6.3%
Very Low	455	3.8%	2.9%	465	12.1%	2.9%	920	5.8%
Low	965	8.0%	6.1%	645	16.8%	4.1%	1,610	10.1%
Moderate	615	5.1%	3.9%	600	15.6%	3.8%	1,215	7.6%
Above Moderate	9,530	79.0%	59.9%	1,640	42.6%	10.3%	11,170	70.2%
Total	12,065	100.0%	75.8%	3,850	100.0%	24.2%	15,915	100.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-08.

Notes: HAMFI is defined as HUD's Area Median Family Income (HAMFI) and is calculated based on the median income for a metropolitan area, assuming that the income is for 4-person household. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as HCD's State Income Limits), due to a series of adjustments that are made. State HCD revises its income limits compared to the HAMFI to reflect certain adjustments per State law and to update HCD's income limit levels established for California's moderate and above moderate income households. HAMFI is adjusted for family size. Income Categories Include: Extremely Low Income (less than or equal to 30% of HAMFI), Very Low Income (greater than 30% but less than or equal to 50%); Low Income (greater than 50% but less than or equal to 80% of the HAMFI); Moderate Income (greater than 80% but less than or equal to 100% of the HAMFI); Above Moderate Income (greater than 100% of HAMFI).

The percentage of extremely low, very low and low income households in Poway is 22.2 percent (Table 2-11). This figure is much smaller than the region as whole (39.4 percent).

**Table 2-11
Extremely Low, Very Low, & Low Income Households Compared with Region
2006-2008**

	Number	Percent
Poway	3,530	22.2%
Region	410,475	39.4%

Source: Comprehensive Housing Affordability Strategy 2006-2008

6. Poverty Rate

Poverty is measured by the federal government according to a minimum level of income necessary to sustain a subsistence lifestyle. According to the 2006-2010 American Community Survey, 4.3 percent of the population of Poway lived in poverty compared to 4.6 percent in 2000 (**Table 2-12**).

**Table 2-12
Poway Poverty Status by Age
2006-2010**

	2000		2006-2010	
	Number	Percent of Total	Number	Percent of Total
Above Poverty	45,434	95.4%	45,030	95.7%
Under age 18	--	--	11,592	24.6%
Age 18-64	--	--	28,629	60.9%
Age 65-74	--	--	2,640	5.6%
Age 75+	--	--	2,169	4.6%
Below Poverty	2,184	4.6%	2,012	4.3%
Under age 18	--	--	722	1.5%
Age 18-64	--	--	1,007	2.1%
Age 65-74	--	--	137	0.3%
Age 75+	--	--	146	0.3%
Total	47,618		47,042	100.0%

Source: US Census 2000, American Community Survey 2006-2010.

Approximately 1.5 percent of Poway’s population is under the age of 18 and living below the poverty level. Poway’s poverty rate was also significantly lower than the countywide rate of 12.3 percent (**Table 2-13**).

**Table 2-13
Poverty Status Compared with Region
2006-2010**

	Poway	Region
Poverty rate	4.3%	12.3%

Source: American Community Survey 2006-2010

B. Housing Characteristics

1. Housing Type

Total housing saw a modest increase overall from 2000 to 2010 in Poway (**Table 2-14**). Single-family units increased by 409 units. Multi-family units saw a modest increase of 103 units during that time. Overall, the total increase in housing units was 762 between 2000 and 2010.

**Table 2-14
Poway Housing Type**

Housing Type	2000	2010	Change 2000-2010
	Numeric	Numeric	Numeric
Single family	12,644	13,053	409
Single family (1 unit, detached)	11,770	12,359	589
Single family (1 unit, attached)	874	694	-180
Multifamily	2,374	2,271	103
2 to 4 units	317	--	--
5 to 9 units	226	--	--
10 units or more	1,831	--	--
Mobile home and other	696	702	6
Total housing units	15,714	16,476	762

Source: US Census 2000, American Community Survey (ACS) 2006-2010.
Notes: Structure type for 2010 is estimated using proportions from the 2006-2010 American Community. Size of dwelling units in multi-family for 2010 was not reported in ACS 2006-2010.

2. Housing Population and Tenure

Poway's rate of homeownership experienced a very slight decrease from 2000 to 2010 (**Table 2-15**). As the number of dwelling units increased between 2000 and 2010, the proportion of owners decreased and renters increased. Homeowners represented 77.7 percent of households in Poway in 2000 and 74.4 percent in 2010, while renters increased from 22.2 percent in 2000 to 25.6 percent in 2010.

Total household population saw a modest decrease from 2000 to 2010 in Poway of less than one percent (**Table 2-15**). Owner-occupied units decreased by six percent while renter-occupied units increased by almost three percent. Structure type is no longer reported as part of the Census. Population in renter-occupied units by structure type is estimated from the 2006-2010 American Community Survey as a proportion of total households indicated in Households by Tenure in **Table 2-15**. Household population differs from Total Population (included in Table

2-1) because Total Population includes persons that are not necessarily living in a household and that may be living in temporary quarters such as facility care homes, or considered transients. As a result of the change in source, 2000 and 2010 renter by structure type data are not comparable

**Table 2-15
Poway Households and Population by Tenure
2000 and 2010**

	2000	2010	Change 2000-2010	
	Number	Number	Number	%
Tenure of Households				
Owner-Occupied	12,021	12,000	-21	-0.1%
Renter-Occupied	3,446	4,128	682	19.0%
Total	15,467	16,128	661	4.5%
Tenure of Population	47,618	47,261	-357	-1.0%
Owner-Occupied	37,450	35,111	-2,339	-6.0%
Renter Occupied	10,168	12,150	1,982	2.7%
Renter Occupied Single-Family*	3,798	12,150	8,352	---
Renter Occupied Multi-Family*	6,370	0	---	---

Source: US Census, 2000 and 2010. and estimates based on 2006-2010 ACS*

Family Households represent approximately 80 percent of all households in Poway. Over 60 percent of the family households in Poway are under the age of 65 (Table 2-16).

**Table 2-16
Poway Households by Age of Householder and Tenure
2010**

	Number	Percent of Total
Family households	12,940	80.2%
Householder under age 65	10,837	67.2%
Householder age 65-74	1,372	8.5%
Householder age 75+	731	4.5%
Non-Family households	3,188	19.8%
Householder under age 65	1,888	11.7%
Householder age 65-74	500	3.1%
Householder age 75+	800	5.0%
Owner	12,000	74.4%
Householder under age 65	9,341	57.9%
Householder age 65+	2,659	16.5%
Renter	4,128	25.6%
Householder under age 65	3,384	21.0%

Householder age 65+	744	4.6%
Total households	16,128	100.0%

Source: US Census 2010

3. Housing Vacancy

The effective vacancy rate was 0.8 percent of all Poway dwelling units in 2000 and 2.1 percent in 2010 (**Table 2-17**). The majority of the observed increase in vacancy rate since 2000 took place among dwelling units for sale (0.3 percent in 2000 and 0.9 percent in 2010) or for rent (0.5 percent in 2000 and 1.2 percent in 2010). This trend suggests an increase in the availability of vacant housing on the market for those seeking to purchase or rent a dwelling. The number of properties that were rented or sold, but not occupied, and seasonal, recreational, or occasional use properties increased from 0.2 percent in 2000 to 0.7 percent in 2010.

**Table 2-17
Poway Unit Vacancy and Rate by Tenure
2000 and 2010**

Vacant Units	2000		2010	
	Number	Percent	Number	Percent
For Rent	87	0.5%	204	1.2%
For Sale Only	47	0.3%	144	0.9%
Rented or Sold, Not Occupied	68	0.4%	124	0.7%
For Seasonal, Recreational, or Occasional Use	39	0.2%	117	0.7%
For Migrant Workers	0	0.0%	0	0.0%
Other Vacant	5	0.0%	73	0.4%
Total Vacant Units	246	1.6%	662	4.0%
Effective Vacancy Rate	--	0.8%	--	2.1%

Source: US Census 2000, American Community Survey 2006-2010.

Notes: The effective vacancy rate is calculated by dividing the combined number of dwelling units for rent and sale by the total number of dwelling units.

From 2000 to 2010, Single family housing vacancy rates ticked up from 1.4 percent to 3.0 percent, Multifamily housing from 2.6 percent to 6.9 percent, and Mobile home and other housing from 1.6 percent to 8.1 percent (**Table 2-18**). One measure of the balance between the supply and demand for housing is the effective vacancy rate, which indicates the actual percentage of year-round housing units available for sale or rent at a given time, excluding seasonal housing, second homes, and other unoccupied units that are not on the market for sale or rent. The effective vacancy rate in Poway was very low in 2000, at 0.8 percent, but it increased in 2010, to 2.1 percent, due to the increase in the number of dwelling units for rent or for sale.

**Table 2-18
Poway Vacancy Rate by Housing Type**

Housing Type	2000	2010
	%	%
Single family	1.4%	3.1%
Single family (1 unit, detached)	1.3%	3.3%
Single family (1 unit, attached)	1.8%	0.0%
Multifamily	2.6%	6.9%
2 to 4 units	2.8%	0.0%
5 to 9 units	1.3%	0.0%
10 units or more	2.7%	9.7%
Mobile home and other	1.6%	8.1%
Total housing units	1.6%	3.5%

Source: US Census 2000, American Community Survey (ACS) 2006-2010.
Notes: Structure type for 2010 is estimated using proportions from the 2006-2010 American Community. Size of dwelling units in multi-family for 2010 was not reported in ACS 2006-2010.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems (cost burden and overcrowding) in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Poway residents.

The data contained in Tables 2-19 and 2-20 include housing values and home sales values. Housing values represent a point-in-time value of the property and based on data collected by the County Tax Assessor office for individual properties. Home sales values are based on sales price transactions. The values in these tables are also expressed in either median (described as the numeric value separating the higher half of a sample, from the lower half) or average (described as the mean of a set of numbers, or distribution) number values. Table 2-19 includes median housing value and Table 2-20 includes average homes sales value.

Homeownership Market

Poway's home values fell mostly within the \$200,000 to \$299,999 category in 2000 with 32.5 percent of the housing stock total (**Table 2-19**). However, by 2010, only 2.7 percent of homes in Poway were within that value range. By 2010, the largest housing value category was \$500,000

to \$999,999 with 48.6 percent. The median housing value (adjusted for inflation) rose from \$393,693 in 2000 to \$606,000 in 2010, a gain of 53.9 percent.

**Table 2-19
Poway Housing Value 2000 and 2010**

Housing Value	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$150,000*	600	5.1%	767	6.3%	167	27.8%
\$150,000 to \$199,999*	1,983	16.7%	136	1.1%	-1,847	-93.1%
\$200,000 to \$299,999*	3,860	32.5%	327	2.7%	-3,533	-91.5%
\$300,000 to \$499,999*	3,301	27.8%	3,209	26.4%	-92	-2.8%
\$500,000 to \$999,999*	1,854	15.6%	5,909	48.6%	4,055	218.7%
\$1,000,000 or more*	279	2.3%	1,813	14.9%	1,534	549.8%
Total (selected owner-occupied units)	11,877	100.0%	12,161	100.0%	284	2.4%
Median housing value (nominal dollars)	\$280,803		\$606,000		\$325,197	115.8%
Median housing value (adjusted for inflation)	\$393,693		\$606,000		\$212,307	53.9%

Source: US Census 2000, American Community Survey 2006-2010

Notes: Ranges are in nominal dollars, not adjusted for inflation (1999 dollars for 2000 Census, 2009 dollars for ACS).

Home sales values in Poway were average of \$448,750 as of December 2011, which was higher than many surrounding areas in North County East, at \$265,000 (Table 2-20). Poway's home values were higher than most jurisdictions in San Diego County, below only Del Mar, Solana Beach, Coronado, Encinitas and Carlsbad.

**Table 2-20
Average Home Sales Values by Jurisdiction 2011**

Jurisdiction	Value
Carlsbad	\$534,563
Chula Vista	\$334,800
Coronado	\$740,000
Del Mar	\$1,009,000
El Cajon	\$267,917
Encinitas	\$639,000
Escondido	\$300,250
Imperial Beach	\$229,000
La Mesa	\$326,750
Lemon Grove	\$234,000
National City	\$249,500
Oceanside	\$258,500
Poway	\$448,750
<i>North County East</i>	<i>\$265,000</i>
San Diego	\$310,000
San Marcos	\$365,000
Santee	\$262,250
Solana Beach	\$831,000
Vista	\$280,485

Source: San Diego Union-Tribune 2011, SANDAG calculations

High home prices in Poway can be explained by the community's many desirable characteristics as well as the City's prevalence of lower density/larger lot zoning and construction of custom homes. The regional building costs per square foot for a low-rise building are \$140, \$170 for a mid-rise building and \$200 for a high-rise building (**Table 2-21**).

**Table 2-21
Building Cost per Square Foot (Regional Average)
2007**

	Low-rise	Mid-Rise	High-Rise
Cost	\$140	\$170	\$200

Source: RS Means Costworks (2007) Construction Cost Estimating Software

Rental Market

From 2000 to 2010, there was a 36.8 percent increase in the number of renter-occupied units, from 3,446 to 4,714 (**Table 2-22**). In 2000, 58.0 percent of rents were between \$500-\$999 (unadjusted for inflation), and in 2010, 61.2 percent of rents were above \$1,500. The median rent, adjusted for inflation, rose 12.1 percent in Poway from 2000 to 2010. However, more recently, mean market rents fell from 2009 to 2010: -1.9 percent in One bedroom units and -5.2 percent in Two or more bedroom units (**Table 2-23**).

**Table 2-22
Poway Contract Rent 2000-2010**

Rent	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$500	264	7.7%	108	2.3%	-156	-59.1%
\$500 to \$999	2,000	58.0%	242	5.1%	-1,758	-87.9%
\$1,000 to \$1,499	703	20.4%	1,413	30.0%	710	101.0%
\$1,500 to \$1,999	237	6.9%	1,444	30.6%	1,207	509.3%
\$2,000 or more	110	3.2%	1,444	30.6%	1,334	1,212.7%
No cash rent	132	3.8%	63	1.3%	-69	-52.3%
Total (renter-occupied units)	3,446	100.0%	4,714	100.0%	1,268	36.8%
Median contract rent (nominal dollars)	\$852		\$1,339		\$487	57.2%
Median contract rent (adjusted for inflation)	\$1,195		\$1,339		\$144	12.1%

Source: US Census 2000, American Community Survey 2006-2010

Notes: Ranges are in nominal dollars, not adjusted for inflation (1999 dollars for 2000 Census, 2009 dollars for ACS).

**Table 2-23
Poway Mean Market Rents by Bedroom Type
2009-2010**

Bedroom Type	2009	2010	Change
Studio	870	N/A	N/A
One bedroom	999	980	-1.9%
Two or more bedroom	1359	1288	-5.2%

Source: San Diego County Apartment Association Vacancy and Rental Rate Survey (Fall 2009 and 2010)

Online data resources were also used to understand the current rental housing market in Poway (Table 2-24). Websites were searched in December 2012 and rental price information was collected for seven apartment complexes within the City. One bedroom units rented for \$985 to \$1,141 per month. Two and three bedroom apartment units are generally more expensive and rented at a range from \$1,150 to \$1,502 per month for a two-bedroom units and from \$1,525 to \$1,724 for a three bedroom unit.

**Table 2-24
Poway Apartment Rental Rates (Monthly)
December 2012**

Apartment Complex	Rental Price
Parkview Village Apartments	
1 BR	\$1010
2 BR	\$1381
3 BR	\$1699
Oak Creek Apartments	
1 BR	\$1050
2 BR	\$1240
Willow Creek	
1 BR	\$1098
2 BR	\$1328
Countryside Apartments	
1 BR	\$1090
2 BR	\$1345
3 BR	\$1595
La Privada Valle Apartments	
1 BR	\$1025
2 BR	\$1325
3 BR	\$1525
Summerlyn Apartments	
1 BR	\$1141
2 BR	\$1502
3 BR	\$1724
Pomerado Apartments	
1 BR	\$985
2 BR	\$1150

Source: for-rent.com, December 2012.

Housing Affordability by Household Income

The affordability of housing is usually expressed as a percentage of one's gross income. Most government agencies define affordability to mean that a household spends no more than 30 percent of its gross income from all household members on housing costs. Housing costs typically include monthly rent or mortgage payment, monthly utilities, and (for homeowners) insurance, property taxes, and association fees (if any). Although this 30 percent rule-of-thumb is the most widely used measure of

affordability, loan underwriters, rental property owners, and others may use additional factors in evaluating a household's ability to afford housing. These factors may include the ratio of long-term debt to income, unreimbursed medical expenses (particularly recurring expenses), and other financial obligations that impact a household's ability to devote a defined share of its income to housing costs. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment. A summary of Household income for 2006-2008 is provided below (**Table 2-25**). It shows the tenure of the household (Owner/Renter) and the income level.

**Table 2-25
Poway Number of Households by Tenure and Income Level (HAMFI)
2006-2008**

Income Category	Owner			Renter			Total	
	Number	Owner Percent	Percent of Total	Number	Renter Percent	Percent of Total	Number	Percent of Total
Extremely Low	500	4.1%	3.1%	500	13.0%	3.1%	1,000	6.3%
Very Low	455	3.8%	2.9%	465	12.1%	2.9%	920	5.8%
Low	965	8.0%	6.1%	645	16.8%	4.1%	1,610	10.1%
Moderate	615	5.1%	3.9%	600	15.6%	3.8%	1,215	7.6%
Above Moderate	9,530	79.0%	59.9%	1,640	42.6%	10.3%	11,170	70.2%
Total	12,065	100.0%	75.8%	3,850	100.0%	24.2%	15,915	100.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-08.

Notes: HAMFI is defined as HUD's Area Median Family Income (HAMFI) and is calculated based on the median income for a metropolitan area, assuming that the income is for 4-person household. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as HCD's State Income Limits), due to a series of adjustments that are made. State HCD revises its income limits compared to the HAMFI to reflect certain adjustments per State law and to update HCD's income limit levels established for California's moderate and above moderate income households. HAMFI is adjusted for family size. Income Categories Include: Extremely Low Income (less than or equal to 30% of HAMFI), Very Low Income (greater than 30% but less than or equal to 50%); Low Income (greater than 50% but less than or equal to 80% of the HAMFI); Moderate Income (greater than 80% but less than or equal to 100% of the HAMFI); Above Moderate Income (greater than 100% of HAMFI).

The percentage of extremely low, very low and low income households in Poway is 22.2 percent (**Table 2-26**). This figure is much smaller than the region as whole (39.4 percent).

**Table 2-26
Extremely Low, Very Low, & Low Income Households Compared with Region
2006-2008**

	Number	Percent
Poway	3,530	22.2%
Region	410,475	39.4%

Source: Comprehensive Housing Affordability Strategy 2006-2008

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper ranges of their respective income categories. Households in the lower end of each category can afford less by comparison than those at the upper end.

The market-affordability of the City's housing stock for each income group is discussed below:

Very-Low Income Households: HCD estimated the 2012 San Diego Area Median Income (AMI) to be \$75,900 for a family of four. Very-low income households are classified as those earning 50 percent or less of the AMI.

Low Income Households: Low income households earn 51 to 80 percent of the County AMI.

Moderate Income Households: Moderate income households earn up to 120 percent of the County AMI.

Above-Moderate Income Households: Based on the range of prices and median sales prices for single-family homes and condominiums in Poway, even many above-moderate income households face limited choices in purchasing a home in the City. Depending on household size and the number of bedrooms required, above- moderate income households earning as much as twice the median household income may face difficulties in finding adequately size homes to purchase that are affordable.

5. Overpayment

A household is considered to overpay for housing if it spends more than 30 percent of its gross income on housing. Problems of housing cost burden occur when housing costs rise faster than incomes and/or when households are forced to pay more than they can afford for housing of adequate size, condition, and amenities to meet their needs. The prevalence of overpayment often varies by income, tenure, household type, and household size.

The percentage of Poway households which overpaid for housing was at 36.7 percent by 2008 (**Table 2-27**). Overpayment affected 10.4 percent of renter households and 26.3 percent of owner households. Overpayment was much more prevalent among households in the above moderate income category, making up 18.3 percent of total households, 17.0 percent of which were owner households. The rest of the income categories of owner households had overpayment rates between 1.8 and 3.4 percent. Extremely low income renter households had the highest overpayment rate of 3.0 percent compared to other renter households, and these rates steadily decreased with an increase in income category to 1.4 percent (the above moderate income category percentage).

**Table 2-27
Poway Households Overpaying for Housing by Income Level and Tenure**

Income Category	Renter		Owner		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	480	3.0%	425	2.7%	905	5.7%
Very Low	390	2.5%	290	1.8%	680	4.3%
Low	320	2.0%	540	3.4%	860	5.4%
Moderate	250	1.6%	220	1.4%	470	3.0%
Above Moderate	215	1.4%	2705	17.0%	2920	18.3%
Total	1655	10.4%	4180	26.3%	5835	36.7%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-08

6. Overcrowding

Overcrowding, usually defined as more than one person per room, exists in only 1.9 percent of all households in Poway (**Table 2-28**). Renter households made up a larger share of overcrowded housing in Poway with 1.5 percent of all households being overcrowded, compared to owner households of 0.4 percent.

**Table 2-28
Poway Overcrowding by Tenure**

Income Category	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	0	0.0%	0	0.0%	0	0.0%
Very Low	15	0.1%	0	0.0%	15	0.1%
Low	20	0.1%	55	0.3%	75	0.5%
Moderate	0	0.0%	90	0.6%	90	0.6%
Above Moderate	35	0.2%	95	0.6%	130	0.8%
Total	70	0.4%	240	1.5%	310	1.9%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-08

In terms of tenure, overcrowding is more prevalent in the higher income categories, with moderate and above moderate income levels making up 71.0 percent of overcrowded households in Poway. The number of households increased from 2000 to 2010, but the number (as well as the percentage) decreased for all categories of overcrowding over that time span (**Table 2-29**).

**Table 2-29
Poway Overcrowding in Households (Occupants per Room)
2000 and 2006-2010**

Households	Census 2000		ACS 2006-2010	
	Number	Percent	Number	Percent
1.00 occupant per room or less	14,707	95.1%	15,672	98.0%
1.01 to 1.50 occupants per room	406	2.6%	228	1.4%
1.51 to 2.00 occupants per room	252	1.6%	98	0.6%
2.01 or more occupants per room	102	0.7%	0	0.0%
Total	15,467	100.0%	15,998	100.0%

Source: US Census 2000, American Community Survey 2006-2010.

Notes: Overcrowding is defined as a unit being occupied by 1.01 persons or more per room.

In 2000, 4.9 percent of Poway's households had more than 1 person per room, but in 2010 that number fell to 2.0 percent. Poway's 90 overcrowded households with extremely low, very low and low income make up 0.6 percent of its housing stock, as compared to the San Diego region's 4.0 percent of housing being overcrowded within the same income categories (**Table 2-**

30). Overcrowding is significantly higher among renters because they tend to have lower incomes than homeowners, and because renters often cannot secure housing of adequate size.

**Table 2-30
Extremely Low, Very Low, Low Income Household Overcrowding
Compared to Region**

	Number	Percent
Poway	90	0.6%
Region	41,890	4.0%

Source: Comprehensive Housing
Affordability Strategy (CHAS) 2006-08

7. Age and Condition of Housing

Homes that are 30 years old or older are generally at the greatest risk of being substandard and/or subject to deterioration associated with improper maintenance and repair. Homes with the greatest need for rehabilitation or replacement are likely to be: 1) older mobile homes, 2) multifamily rental housing constructed prior to 1970, and 3) single-family homes constructed prior to 1960 and occupied by lower-income households. Homes in potential need of replacement are most likely to be mobile homes built before 1960 and other housing constructed prior to 1940. In 2010, 58.7 percent of the housing stock in Poway was over 30 years old, with 20.1 percent over 40 years of age (**Table 2-31**).

**Table 2-31
Poway Age of Housing**

Year Structure Built	Number	Percent
2000 or later	1,414	8.5%
1990 to 1999	1,640	9.8%
1980 to 1989	3,833	23.0%
1970 to 1979	6,432	38.6%
1960 to 1969	2,127	12.8%
1950 to 1959	1,131	6.8%
1949 or earlier	83	0.5%
Total Housing Units	16,660	100.0%

Source: Census 2000 and ACS 2006-2010

The City has not conducted a housing condition survey to estimate the number of housing units needing rehabilitation or replacement. Because nearly 80 percent of the City's housing was built since 1970, Poway is not likely to have a significant housing rehabilitation or replacement need in the immediate future. The need for rehabilitation or replacement of older residences at the end of the current planning period will become greater. Dwelling units that have building materials such as asbestos and lead-based paints as well as failing plumbing fixtures are the most likely to require rehabilitation or replacement in the coming years. The City has evaluated selected characteristics related to existing housing conditions collected from the 2006-2010 American Community Survey including occupied housing units without complete plumbing facilities, kitchen facilities or telephone service. Additional data was reviewed from the City

building permit records over the last five years pertaining to additions, remodels or replacement of kitchen, bathroom or other plumbing facilities within a dwelling unit. The City analyzed this data and estimates that approximately one and one-half percent of existing dwelling units currently need rehabilitation or replacement.

C. Employment Trends

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determine the type and size of housing a household can afford. In some cases, the types of employment themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while employment contractions lead to a decline in housing demand.

The three largest occupational categories employing Poway's Labor Force are Manufacturing (12.1 percent), Professional, Scientific, Management and Administration (15.2 percent) and Educational, Social and Health Services (17.3 percent) (**Table 2-32**). The industries with the largest gains in residents in Poway were Wholesale trade (42.3 percent), Construction (27.0 percent), and Professional, Scientific, Management and Administration (23.1 percent). The industries with the largest losses of Poway residents were Agriculture, Forestry and Mining (-457.1 percent), Armed Forces (-84.3 percent), and Information and Communications (-62.5 percent).

**Table 2-32
Poway Employment Profile (Labor Force)**

Industry	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, mining	78	0.3%	14	0.1%	-64	-457.1%
Construction	1,367	5.7%	1,872	7.3%	505	27.0%
Manufacturing	3,163	13.1%	3,090	12.1%	-73	-2.4%
Wholesale trade	671	2.8%	1,163	4.6%	492	42.3%
Retail trade	2,718	11.2%	2,275	8.9%	-443	-19.5%
Transportation and warehousing and utilities	906	3.7%	868	3.4%	-38	-4.4%
Information and communications	762	3.2%	469	1.8%	-293	-62.5%
Finance, insurance, and real estate	1,837	7.6%	1,841	7.2%	4	0.2%
Professional, scientific, management, admin	2,992	12.4%	3,892	15.2%	900	23.1%
Educational, social, and health services	4,580	18.9%	4,413	17.3%	-167	-3.8%
Art, entertainment, rec., accommodations, food	1,700	7.0%	1,880	7.4%	180	9.6%
Other services	1,081	4.5%	1,135	4.4%	54	4.8%
Public administration	1,025	4.2%	977	3.8%	-48	-4.9%
Armed forces	459	1.9%	249	1.0%	-210	-84.3%
Unemployed	848	3.5%	1,402	5.5%	554	39.5%
Total	24,187	100.0%	25,540	100.0%	1,353	5.3%

Source: US Census 2000, ACS 2006-2010

According to the California Employment Development Department, management occupations are the highest paid occupations in the San Diego region, while food preparation, service-related, and sales occupations are the lowest paid (**Table 2-33**).

**Table 2-33
Average Yearly Salary by Occupation
San Diego Region**

Occupations	Mean Annual Wage
Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Life, Physical, and Social Science	\$77,716
Business and Financial Operations	\$71,815
Education, Training, and Library	\$60,992
Arts, Design, Entertainment, Sports, Media	\$56,963
Construction and Extraction	\$51,871
Total all occupations	\$50,800
Protective Service	\$50,581
Community and Social Services	\$49,734
Installation, Maintenance, and Repair	\$45,202
Sales and Related	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building, Grounds Cleaning, Maintenance	\$26,928
Personal Care and Service	\$26,240
Farming, Fishing, and Forestry	\$26,009
Food Preparation and Serving-Related	\$22,133

Source: California Employment Development Department (1st Quarter 2011)

Compared to the larger San Diego Region, the occupational composition of Poway has a greater percentage of residents with higher yearly average salaries relative to the County. Poway's existing jobs to housing ratio is at 1.91, significantly higher than the San Diego Region as whole, which is at 1.24 as of 2008 (**Table 2-34**).

**Table 2-34
Existing and Projected Jobs/Housing Ratio Compared to Region
2008 and 2020**

	Existing (2008)			Projected (2020)		
	Jobs	Housing Units	Ratio	Jobs	Housing Units	Ratio
Poway	31,176	16,313	1.91	32,386	17,233	1.88
Region	1,411,811	1,140,654	1.24	1,515,346	1262488	1.20

Source: SANDAG 2050 Regional Growth Forecast 2008, 2020

According to SANDAG’s Regional Growth Forecast, Poway’s jobs/housing ratio will drop to 1.88 in 2020, while the San Diego Region’s jobs/housing ratio will also drop to 1.20, showing that housing unit production will grow faster than jobs in the next decade. All of Poway’s 31,176 jobs in 2008 were civilian, non-military jobs (**Table 2-35**).

**Table 2-35
Poway Total Jobs by Place of Work, 2008**

Job Type	Number
Civilian	31,176
Military	0
Total	31,176

Source: SANDAG Inventory 2008

The occupations of Poway residents are not necessarily an accurate indicator of the City’s local economy, the types of employers and jobs they offer, and the pay levels of these jobs. Because Poway seeks to provide housing opportunities for individuals who work in the City, it is important to understand who these workers might be and their income levels. According to the City of Poway, the Poway Business Park, a 700-acre complex, is the largest employment center in the City with over 500 businesses and more than 17,000 employees. Larger employers in the City include General Atomics Aeronautical Systems Inc., First American Credco, Geico, Teledyne, Delkin Devices, and SYSCO Food Services.

D. Housing Needs

1. Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) has determined that the San Diego County regional fair-share of the statewide forecasted growth for the 2013-2020 housing element cycle is 161,980 units. As described in the Executive Summary, a jurisdiction’s share of affordable housing for the new RHNA 2010-2020 cycle is allocated by the San Diego Association of Governments (SANDAG) based on the maximum number of affordable units/opportunities a jurisdiction can provide given the financial resources and regulatory measures available during the housing element cycle. Poway was assigned a future housing need of 1,253 units for the 2013-2020 housing element cycle, representing 0.8 percent of the total regional housing need. Of the 1,253 units allocated to the City, Poway must plan for units affordable to all income levels (**Table 2-36**).

**Table 2-36
Regional Housing Needs Assessment (RHNA)
1/1/2010-12/31/2020**

	Poway	Percent of Total*	Region	Percent of Total**
Total housing units	1,253	100%	161,980	100%
Very Low***	201	16.0%	36,450	22.5%
Low	152	12.1%	27,700	17.1%
Moderate	282	22.5%	30,610	18.9%
Above Moderate	618	49.3%	67,220	41.5%

*SANDAG Final RHNA

**HCD RHNA Determination

***50% to be Extremely Low
Income

Note: Income categories are based on Area Median Income (AMI) and include:

- Extremely Low Income (less than or equal to 30% of the AMI)
- Very Low Income (greater than 30% and less than or equal to 50% of the AMI)
- Low Income (greater than 50% and less than or equal to 80% of the AMI);
- Moderate Income (greater than 80% and less than 120% of the AMI);
- Above-Moderate Income (greater than 120% of the AMI).

2. Special Needs Groups

Some segments of the population may have more difficulty than others in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain residents in Poway may experience a higher prevalence of housing overpayment, overcrowding, or other housing problems. “Special needs” groups include the following: senior-headed households, single-parent households, large households,

persons with disabilities, agricultural workers, students, and homeless (**Table 2-37**). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

**Table 2-37
Special Needs Groups Compared to Region**

Special Needs Group	Poway		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	2,246	14.5%	191,189	19.2%
Single-Parent Households	1,377	8.9%	90,063	9.1%
Large Households	1,819	11.4%	133,592	13.4%
Persons with Disabilities	5,397	12.1%	448,590	18.0%
Agricultural Workers*	14	<1%	6,502	<1%
College Students	3,627	7.8%	242,117	8.6%
Homeless	7	<1%	9,667	<1%

Source: Census, 2000; and San Diego Regional Task Force on the Homeless, 2011.

Notes: Data derived from Census 2000 reported as percent of households or population in 2000. Neither 2010 Census nor ACS data is available. Estimate is from 2000 Census.

*Based on Census estimate for number employed in farming, fishing or forestry occupations.

Senior Headed Households

Senior-headed households often have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. The population over 65 years of age is considered senior and has four main concerns:

- (1) Income: People over 65 are usually retired and living on a fixed income; and
- (2) Health Care: Because the elderly have a higher rate of illness, health care is important; and
- (3) Transportation: Many seniors use public transit; and
- (4) Housing: Many live alone and rent.

Elderly family households make up 12.1 percent of the population. Approximately 3.5 percent of the population is elderly family householders who have incomes in the extremely low, very low, and low categories (**Table 2-38**). Elderly non-family households make up 9.7 percent of the population, with 6.7 percent of the population being elderly non-family householders with extremely low, very low, and low income levels.

**Table 2-38
Poway Elderly Households by Tenure and Income Level (HAMFI)
2006-2008**

	Elderly Family households (2 persons, with either/both age 62 or over)						Elderly non-Family households (age 62 or over)					
	Owner		Renter		Total		Owner		Renter		Total	
Income		%		%	Total	Total		%		%	Total	Total
Extremely Low	35	0.2%	0	0.0%	35	0.2%	235	1.5%	340	2.1%	575	3.6%
Very Low	150	0.9%	15	0.1%	165	1.0%	100	0.6%	125	0.8%	225	1.4%
Low	370	2.3%	0	0.0%	370	2.3%	130	0.8%	130	0.8%	260	1.6%
Moderate and Above	1,280	8.0%	75	0.5%	1,355	8.5%	385	2.4%	95	0.6%	480	3.0%
Total	1,835	11.5%	90	0.6%	1,925	12.1%	850	5.3%	690	4.3%	1,540	9.7%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-2008

Notes: HAMFI is defined as HUD's Area Median Family Income (HAMFI) and is calculated based on the median income for a metropolitan area, assuming that the income is for 4-person household. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as HCD's State Income Limits), due to a series of adjustments that are made. State HCD revises its income limits compared to the HAMFI to reflect certain adjustments per State law and to update HCD's income limit levels established for California's moderate and above moderate income households. HAMFI is adjusted for family size. Income Categories Include: Extremely Low Income (less than or equal to 30% of HAMFI), Very Low Income (greater than 30% but less than or equal to 50%); Low Income (greater than 50% but less than or equal to 80% of the HAMFI); Moderate Income (greater than 80% but less than or equal to 100% of the HAMFI); Above Moderate Income (greater than 100% of HAMFI).

Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

Approximately 10.8 percent of Poway's family households were headed by single parents in 2010, the large majority of which were headed by females (69.5 percent) (Table 2-39). However, single fathers increased by 6.5 percent from 2000 to 2010, while single mothers decreased 15.2 percent.

**Table 2-39
Poway Households by Type and Presence of Children Under 18
2000-2010**

Households	2000	2010	Change 2000-2010	
	Number	Number	Numeric Change	Percent Change
Family households	12,874	12,940	66	0.5%
Married couple family	10,641	10,523	-118	-1.1%
Married couple family, with children	--	5,051	--	--
Other family, with children	2,233	2,417	184	8.2%
Male householder, no wife	604	742	138	22.8%
with children	399	425	26	6.5%
without children	205	317	112	54.6%
Female householder, no husband	1,629	1,675	46	2.8%
with children	1,142	968	-174	-15.2%
without children	487	707	220	45.2%
Nonfamily households	2,593	3,188	595	22.9%
Householder living alone	1,951	2,469	518	26.6%
Other nonfamily households	642	719	77	12.0%
Total households	15,467	16,128	661	4.3%

Source: US Census 2000, 2010

Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and, in turn, accelerating unit deterioration. Most Owner households had sizes of 2 persons, with 27.8 percent. Approximately 6.6 percent of renter households had sizes of just one person, the most of all renter households (**Table 2-40**). With owner and renter numbers combined, a two person household was the most common with 32.3 percent.

**Table 2-40
Poway Household Size by Tenure
2006-2010**

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1 person	1,364	8.5%	1,062	6.6%	2,426	15.2%
2 person	4,444	27.8%	724	4.5%	5,168	32.3%
3 person	2,474	15.5%	913	5.7%	3,387	21.2%
4 person	2,571	16.1%	627	3.9%	3,198	20.0%
5 person	924	5.8%	304	1.9%	1,228	7.7%
6 person	287	1.8%	130	0.8%	417	2.6%
7+ person	97	0.6%	77	0.5%	174	1.1%
Total	12,161	76.0%	3,837	24.0%	15,998	100.0%

Source: American Community Survey 2006-2010

Large households (with five or more members) make up 11.4 percent of the City of Poway (Table 2-41).

**Table 2-41
Poway Number of Large Households
2006-2010**

Household Size	Number	Percent
4+ person	5,017	31.4%
5+ person	1,819	11.4%

Source: American Community Survey 2006-2010

Because over 81 percent of the City's housing stock has three or more bedrooms, and because only 11.4 percent of Poway households are large households, Poway's housing stock is roughly adequate to meet the needs of larger households (Table 2-42). However, lower income large renter-households may have greater difficulty securing adequately sized units than other large renter-households.

**Table 2-42
Poway Median Household Income by Household Size
2006-2010**

Household Size	Number
1 person	\$37,109
2 person	\$89,306
3 person	\$110,427
4 person	\$128,789
5 person	\$120,788
6 person	\$106,250
7+ person	\$130,156
<i>Median Household Income</i>	<i>\$97,285</i>

Source: American Community Survey 2006-2010

Owners of small family households make up 44.1 percent of total households in the City of Poway, and 40.4 percent of total households are owner-occupied small family households that have income levels of moderate and above (**Table 2-43**). Small family households occupied by renters make up 10.6 percent of all households. Owner occupied large family households make up 8.2 percent of total households, and renter occupied large family households make up only 3.5 percent of all households.

Nearly 12 percent of Poway households were classified as “large households” from 2006-2008. A large majority (79.5 percent) of these households owned the units they occupied. The housing needs of large households are typically met through larger units. While over 78 percent of occupied housing units in the City had more than three bedrooms (adequate size for larger households), only a small portion of these units (3.5 percent) were occupied by renters. Because over 78 percent of the City’s housing stock has three or more bedrooms, and because only 16 percent of Poway households are large households, Poway’s housing stock is roughly adequate to meet the needs of larger households. However, lower income large renter-households may have greater difficulty securing adequately sized units than other large renter-households.

**Table 2-43
Poway Household Size by Tenure and Income Level (HAMFI)
2006-2008**

Income Level by Tenure	Small Family households*		Large Family households**	
	Number	Percent	Number	Percent
Owner	7,015	44.1%	1,310	8.2%
Extremely Low	120	0.8%	45	0.3%
Very Low	90	0.6%	15	0.1%
Low	370	2.3%	55	0.3%
Moderate and Above	6,435	40.4%	1,195	7.5%
Renter	1,680	10.6%	560	3.5%
Extremely Low	75	0.5%	50	0.3%
Very Low	180	1.1%	90	0.6%
Low	265	1.7%	0	0.0%
Moderate and Above	1,160	7.3%	420	2.6%
Total	8,695	54.6%	1,870	11.7%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-2008.

Notes: HAMFI is defined as HUD's Area Median Family Income (HAMFI) and is calculated based on the median income for a metropolitan area, assuming that the income is for 4-person household. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as HCD's State Income Limits), due to a series of adjustments that are made. State HCD revises its income limits compared to the HAMFI to reflect certain adjustments per State law and to update HCD's income limit levels established for California's moderate and above moderate income households. HAMFI is adjusted for family size. Income Categories Include: Extremely Low Income (less than or equal to 30% of HAMFI), Very Low Income (greater than 30% but less than or equal to 50%); Low Income (greater than 50% but less than or equal to 80% of the HAMFI); Moderate Income (greater than 80% but less than or equal to 100% of the HAMFI); Above Moderate Income (greater than 100% of HAMFI).

* Two persons, neither person 62 years or over, or 3 or 4 persons.

** Five or more persons.

Owner occupied households make up 76.0 percent of the household stock, and renter occupied households the other 24.0 percent. The most common household size by owners is 4 bedrooms, making up 35.9 percent of the household stock. Renter occupied households are typically smaller, with 2 bedrooms making up the largest share with 7.4 percent of the household stock (**Table 2-44**).

**Table 2-44
Poway Household Stock by Number of Bedrooms
2006-2010**

Households	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	0	0.0%	15	0.1%	15	0.1%
1 bedroom	66	0.4%	1,040	6.5%	1,106	6.9%
2 bedroom	685	4.3%	1,180	7.4%	1,865	11.7%
3 bedroom	4,488	28.1%	812	5.1%	5,300	33.1%
4 bedroom	5,740	35.9%	604	3.8%	6,344	39.7%
5+ bedroom	1,182	7.4%	186	1.2%	1,368	8.6%
Total	12,161	76.0%	3,837	24.0%	15,998	100.0%

Source: American Community Survey 2006-2010

Persons with Disabilities (including Developmental Disabilities)

Disability is a physical or mental condition that substantially limits one or more major life activity. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income.

No updated data on disabilities is available from the 2010 Census or 2006-2010 ACS for Poway. The 2005-2007 ACS defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as “long-lasting conditions.” Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting six months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided below:

- **Sensory disability:** Refers to blindness, deafness, or severe vision or hearing impairment.
- **Physical disability:** Refers to a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental disability:** Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- **Self-care disability:** Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- **Go-outside-home:** Refers to a condition that restricts ability to go outside the home alone to shop or visit a doctor’s office.
- **Employment disability:** Refers to a condition that restricts ability to work at a job or business.

The Census estimates that 12 percent of Poway residents over 5 years of age had a disability in 2000. The Census tallied the number of disabilities by type for residents with one or more disabilities; a person may have more than one disability. Among the disabilities tallied, 10.2 percent were sensory disabilities, 22.0 percent were physical disabilities, 15.8 percent were mental disabilities, 7.4 percent were self-care disabilities, 18.0 percent were disabilities that

limited the ability to go outside the home, and 26.5 percent were employment disabilities (**Table 2-45**). Specific data for this category was not provided for the 2010 Census.

**Table 2-45
Poway Disability Status
2000**

Disability by Age and Type	Disabilities Tallied				
	5 to 15 years	16 to 64 years	65 years and over	Total (5+ years)	Total (%)
Sensory disability	76	375	448	889	10.2%
Physical disability	49	1,023	843	1,915	22.0%
Mental disability	498	579	298	1,375	15.8%
Self-care disability	105	283	253	641	7.4%
Go-outside-home disability*	--	992	570	1,562	18.0%
Employment disability**	--	2,305	--	2,305	26.5%
Overall	728	5,557	2,412	8,697	100.0%

Source: Census, 2000. No 2010 Census data available.

Notes: * tallied only for persons 16 years and over

** tallied only for persons 16 years to 64 years

Of the 47,669 people in Poway where disability status can be determined, 5.4 percent have a disability, and 71 percent of those are 16 and older. (**Table 2-46**). Of all Poway residents over the age of 16 that have a disability, 59 percent are employed, 2 percent are unemployed, and 39 percent are not in the labor force.

Senate Bill 812 requires that the Housing Element discuss the housing needs of persons with disabilities, including developmental disabilities. Many developmentally disabled persons can live and work independently within a conventional housing environment. While there is no reported data available from the 2010 Census, the City contacted the San Diego Regional Center (SDRC) and requested current available information. The SDRC reported that in 2012, a total of 235 disabled residents living in Poway were serviced.

**Table 2-46
Poway Disability Status by Employment and Disability Type
2008-2010**

	Number	Percent of Total
Total population*	47,669	--
No disability	45,093	94.6%
With a disability (all ages 5+)	2,576	5.4%
With a disability (ages 16+)	1,830	3.8%
Employed	1,084	2.3%
With hearing difficulty	111	0.2%
With vision difficulty	206	0.4%
With cognitive difficulty	345	0.7%
With ambulatory difficulty	419	0.9%
With self-care difficulty	0	0.0%
Independent living difficulty	106	0.2%
Unemployed	39	0.1%
With hearing difficulty	0	0.0%
With vision difficulty	0	0.0%
With cognitive difficulty	39	0.1%
With ambulatory difficulty	17	0.0%
With self-care difficulty	0	0.0%
Independent living difficulty	0	0.0%
Not in the labor force	707	1.5%
With hearing difficulty	1,364	2.9%
With vision difficulty	110	0.2%
With cognitive difficulty	321	0.7%
With ambulatory difficulty	341	0.7%
With self-care difficulty	113	0.2%
Independent living difficulty	287	0.6%

Source: American Community Survey 2006-2010

Notes: * Population for whom disability status is identified

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Poway. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Four factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Few lenders and/or programs will combine mortgage financing with affordable financing for accessibility improvements. Furthermore, some providers of basic home buying services do not have offices or materials that are accessible to people with mobility, visual, or hearing impairments.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation. Furthermore, the 2010 San Diego Regional Analysis of Impediments to Fair Housing Choice prepared by the San Diego Fair Housing Resources Board concluded: "Discrimination against people with disabilities has become an increasing fair housing concern..."

Services are typically provided by both public and private agencies. State and federal legislation mandate that a specified proportion of units in new or rehabilitated multifamily apartment complexes be accessible to individuals with limited physical mobility.

Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload

increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farm-workers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). There are no agricultural businesses in Poway. According to the 2006-2010 American Community Survey, only 14 residents of Poway were employed in farming, forestry, or fishing occupations.

Pursuant to the State Employee Housing Act (Section 17021.5 and 17021.6 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit, variance, or other permit can be required for employee housing that is not required for a single-family residence in the same zone.

The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in all residential zoning districts. The City will amend the Zoning Ordinance to add a definition for agricultural housing as well as clarify the provision for agricultural worker housing in the City's residential zones pursuant to State law.

Students

Poway is located in a region with numerous community colleges and universities. Closest to Poway are Miramar Community College (eight miles), California State University at San Marcos (19 miles), Palomar Community College (20 miles), San Diego State University (20 miles), and Grossmont Community College (22 miles),

Nearly eight percent of Poway residents were enrolled in college in 2000, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 30,000 students. The university provides housing for an estimated 10 percent of enrolled students. Typically, students have low incomes and therefore can be impacted by a lack of affordable housing, which can often lead to overcrowding within this special needs group.

Many State and federal programs are not available to students. However, City housing programs designed to expand affordable rental housing opportunities in the City will help expand housing options for students.

Homeless

With the long-lasting recession, homelessness is a persistent issue in the San Diego region. However, budget cuts at the federal, State, and local levels have impaired the ability of local governments in addressing the homeless needs.

Section 65583(a)(7) of the Government Code mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, unless it has been officially condemned; persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Assessing a region’s homeless population is difficult because of the transient nature of the population. The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. RTFH is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

Based on information provided by individual jurisdictions, the majority of the region’s homeless is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (**Table 2-47**). RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2012 RTFH Count provided a statistically adjusted homeless population of seven (7) persons in Poway.

**Table 2-47
Homeless Population by Jurisdiction
2012**

CITY	SHELTERED				UNSHELTERED				TOTAL	% OF TOTAL
	ES	SH	TH	TOTAL	INDIV	V*	H*	TOTAL		
ESCONDIDO	78	10	215	303	73	22	5	127	430	4.5%
POWAY	0	0	0	0	7	0	0	7	7	0.1%
SAN MARCOS	0	0	0	0	13	8	4	37	37	0.4%
SANTEE	0	0	0	0	8	8	1	26	26	0.3%
TOTAL	78	10	215	303	101	38	10	197	500	5.3%
*MULTIPLIED BY 2 IN TOTAL UNSHELTERED COLUMN TO ACCOUNT FOR SURVEY SAMPLE METHODOLOGY ERROR								TOTAL	500	

SOURCE: San Diego Regional Task Force on the Homeless, 2012
 ES – Emergency Shelter, SH – Safe Heaven, TH – Transitional Housing, Indiv – Individual,
 V – Cars/Trucks/Vans, H – Hand-Built Structure

3. Disproportionate Needs

The US Census Bureau developed the Comprehensive Housing Affordability Strategy (CHAS) for HUD to provide detailed information on housing needs by income level for different types of households. These data are based on the 2006-2008 CHAS and are displayed in **Table 2-48**. The CHAS details the following housing problems: 1) units with physical defects (lacking a complete kitchen or bathroom); 2) overcrowded conditions (housing units with more than one person per room); 3) housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Overall, 38.8 percent of all households experienced some type of defined housing problem.
- Roughly 92 percent of extremely-low income households and 73.4 percent of low income households experienced housing problems.
- About 48.4 percent of all renters and 35.8 percent of all owners experienced housing problems.
- The percentage of both owners and renters experiencing housing problems decreases with every increase in income level.

**Table 2-48
Poway Number of Households with Defined Housing Problems by Tenure and Income
2006-2008**

Income Category	Owner			Renter			Total		
	Problems	Problem Percent	Percent of Total	Problems	Problem Percent	Percent of Total	Problems	Problem Percent	Percent of Total
Extremely Low (0-30% AMI)	440	88.0%	2.8%	480	96.0%	3.0%	920	92.0%	5.8%
Very Low (31-50% AMI)	285	62.6%	1.8%	390	83.9%	2.5%	675	73.4%	4.2%
Low (51-80% AMI)	560	58.0%	3.5%	340	52.7%	2.1%	900	55.9%	5.7%
Moderate (81-100% AMI)	235	38.2%	1.5%	345	57.5%	2.2%	580	47.7%	3.6%
Above Moderate (100+% AMI)	2,795	29.3%	17.6%	310	18.9%	1.9%	3,105	27.8%	19.5%
Total	4,315	35.8%	27.1%	1,865	48.4%	11.7%	6,180	38.8%	38.8%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006-08

Notes: Housing problems include, but are not limited to, 1 or more of the 4 housing unit problems: units with physical defects (lacks complete kitchen or plumbing facilities); overcrowded conditions (has more than 1 person per room); housing cost burden (including utilities, exceeding 30 percent of gross income); and severe housing cost burden (including utilities exceeding 50 percent of gross income).

Notes: HAMFI is defined as HUD's Area Median Family Income (HAMFI) and is calculated based on the median income for a metropolitan area, assuming that the income is for 4-person household. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as HCD's State Income Limits), due to a series of adjustments that are made. State HCD revises its income limits compared to the HAMFI to reflect certain adjustments per State law and to update HCD's income limit levels established for California's moderate and above moderate income households. HAMFI is adjusted for family size. Income Categories Include: Extremely Low Income (less than or equal to 30% of HAMFI), Very Low Income (greater than 30% but less than or equal to 50%); Low Income (greater than 50% but less than or equal to 80% of the HAMFI); Moderate Income (greater than 80% but less than or equal to 100% of the HAMFI); Above Moderate Income (greater than 100% of HAMFI).

E. Affordable Housing Inventory

Market housing prices in Poway are often too high for lower income households to afford. In many communities such as Poway, housing affordable to low and moderate income households cannot be built without governmental assistance. Because of its significance, this section identifies the publicly assisted rental housing in Poway, evaluates the potential for those units to convert to market rates during the current period, and analyzes the cost to preserve those units. In addition, this section discusses the availability of Section 8 vouchers within Poway. As of 2012, Poway had 11 assisted housing developments that provided 742 affordable housing units (Table 2-49).

**Table 2-49
Inventory of Assisted Housing**

Project Name	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Existing Developments				
Poway Villas	59	Tax Credit, Bonds	2067	0
Hillside Village	71	Tax Credit (2001)	55 years + 4 10-year extensions	0
Haley Ranch Estates	65	Redevelopment Housing Set Aside	Rents to remain in perpetuity per purchase and sales agreement	0
Park View Terrace Apartments	92	Tax Credit (1997)	55 years + 4 10-year extensions	0
Brookview Senior Apartments	102	Tax Credit (1999)	55 years + 4 10-year extensions	0
Los Arcos	83	Multifamily Revenue Bond	2032	0
Solara	56	Tax Credit (2006)	02/16/2105	0
The Meadows	33	Low Mod (2009)	2050-2057	
Oak Knoll Villas	52	Tax Credit (2009)	2064	0
Orange Gardens	52	Tax Credit (2012)	2067	0
Brighton Place	77	Tax Credit (2012)	2067	0
Total Assisted Units	742			0

Source: City of Poway, 2012.

1. At-Risk Multifamily Units

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multi-family rental units that are eligible to convert to market rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013

through December 31, 2022. Consistent with State law, this section identifies publicly assisted housing units in Poway and analyzes their potential to convert to market rate housing uses.

Within the 2013-2022 “at-risk” housing analysis period, no properties are considered at risk of converting to market-rate housing.

Chapter 3

Constraints



An important goal for the City of Poway is the provision of an adequate supply and range of housing opportunities. Market, governmental, infrastructure, and environmental factors may constrain the provision of adequate and affordable housing. These constraints may result in housing that is not affordable or available to low and moderate income and special needs households, or may render residential construction economically infeasible for developers.

Actual or potential constraints to the provision of housing affect the development of new housing and the retention of existing units for all income levels. Both governmental and non-governmental constraints can affect the cost, supply, and demand for housing. Governmental constraints can include such factors as government land use controls and development standards, while non-governmental constraints would encompass factors such as market mechanisms, physical or environmental constraints, and the health of the economy. This chapter addresses those constraints that are relevant to the people who live and work in Poway.

A. Governmental Constraints

The intent of local government regulations is to protect public health and safety and ensure a decent quality of life for the community. The City's General Plan supports the community's desire to retain Poway's rural character. The City's basic land use philosophy is that the majority of future development in the City should be single-family residential development. Within the framework of this broad philosophy, the City also attempts to fulfill its responsibility under state law to accommodate its share of the countywide housing need for all income groups.

Local policies and regulations can affect the cost and availability of housing and, in particular, the provision of housing affordable to low and moderate income households. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the development, retention, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in Poway.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly assisted construction projects, construction defect liability, building codes, and other topics have significant, often adverse impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. This section of the Housing Element, therefore, focuses only on policies and regulations that can be mitigated by the City.

1. General Plan Land Use Policies and Categories

Poway’s land use policies and development regulations are set forth primarily in three documents: the Land Use Element of the General Plan, the Zoning Ordinance, and the Subdivision Ordinance. The Land Use Element contains the majority of City policies that guide residential development, although other elements of the General Plan (Circulation, Safety, Conservation, Open Space, and Noise) also affect land uses to varying degrees. General Plan policies are implemented through several local ordinances, primarily the Zoning and Subdivision ordinances. Other City ordinances, such as those relating to health and safety and noise, also affect land uses to a lesser extent. This section focuses on the General Plan land use categories and their relationship to the City’s zoning districts.

Table 3-1 summarizes the general land use and corresponding residential zones. The next section describes these zones in greater detail.

**Table 3-1
Land Use Categories Permitting Residences**

Land Use	Zoning	Density (du/ac)	Minimum Net Lot Area	Typical Residential Types(s)
Very Low Density	RR-A, RR-B & RR-C	0.25 - 1 units/ acre	1-40 acre	Rural single-family detached homes
Low Density	RS-1 & RS-2	2 units/ acre	20,000 sq. ft.	Single-family detached homes
Low/ Medium Density	RS-3	3 units/ acre	15,000 sq. ft.	Single-family detached homes
Medium Density	RS-4	4 units/ acre	10,000 sq. ft.	Single-family detached homes
Medium/ High Density	RS-7	8 units/ acre	4,500 sq. ft.	Single-family detached or attached homes
High Density	RC	12 units/acre	2 acres	Single-family attached homes
	RA	20 units/acre	3 acres	Multi-family homes or apartments
Commercial	MU, CO, CB, TC, and CG	--	--	Apartments on top of or adjacent to commercial

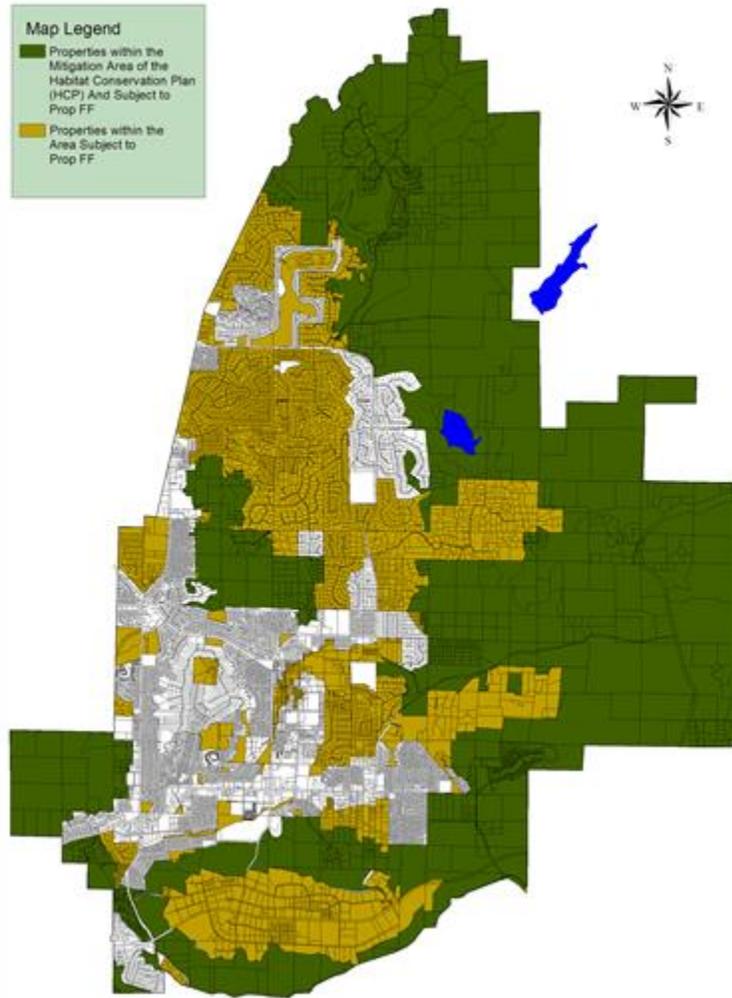
Source: City of Poway, 2012.

Ordinance No. 283

In November 1988, the voters of Poway adopted an initiative (Proposition FF) that requires a vote of the people before lands in the rural residential, open space, and planned community categories can be re-designated to a denser category or before any changes can be made to slope or other criteria that would result in the allowance of greater density. Proposition FF was enacted by the City Council as Ordinance 283. The Ordinance affects the City Council's ability to rezone land to densities that are compatible with the development of affordable housing or to attach the Affordable Housing (AH) overlay to parcels in these categories.

The vacant land covered by Proposition FF is primarily environmentally sensitive, steeply sloping land at the edge of the urban area (**Figure 3-1**). It has been identified as regionally important open space under the Multiple Species Conservation Plan. As such, it would not be an appropriate location for higher density housing. Most land with access to sewers, City water, and public transportation, including the sites identified for lower and moderate income housing in the new Residential Sites Inventory in **Table 4-4** in Chapter 4, are not located within the area subject to the provisions of Proposition FF. As a result, Proposition FF will not impact the City's ability to meet its obligation to provide adequate sites to accommodate its fair share of regional housing needs for lower and moderate income households.

**Figure 3-1
Proposition FF Lands Residences**



2. Zoning Standards

Zoning ordinances establish the amount and distribution of different land uses within Poway, while subdivision regulations establish requirements for the division and improvement of land and associated easements and right-of-ways.

Residential uses in Poway are permitted in a number of zones. The Zoning Ordinance identifies eight residential zones, five commercial zones that permit residential uses, and a mixed-use zone, which also allows residential uses. **Table 3-1** above groups these zones by the generalized land use category.

The RR-A, RR-B, and RR-C Rural Residential zones are areas of very low-density residential uses with minimum lot sizes ranging from 40 net acres to one net acre and maximum densities of one unit per acre. These zones are regulated by special Ordinance No. 283 (Prop FF), which was described previously in this chapter.

The RS-1, RS-2, RS-3, RS-4 and RS-7 zones are intended for single-family residential uses. RS-1 is a low-density residential designation, which allows for single-family housing at a density of one dwelling unit per net acre of land. RS-2 is also a low-density residential designation but allows for single-family residential development at densities of two units per net acre. The RS-3 low to medium-density residential designation allows for single-family residential development with minimum lot sizes of 15,000 square feet and a maximum density of three units per net acre. The RS-4 zone is intended as a medium-density area for single-family residential development on minimum lot sizes of 10,000 square feet and maximum densities of four units per net acre. The RS-7 medium to high density zone is intended as an area for single-family residential development on minimum lot sizes of 4,500 square feet and a maximum density of eight units per net acre.

The Residential Condominium (RC) zone permits up to 12 units per acre, and the Residential Apartment (RA) zone permits up to 20 units per acre. In addition to these residential zoning designations, the City also allows multi-family residential development in several commercial zones: Mixed Use (MU); Commercial Office (CO); Community Business (CB); Town Center (TC); and Commercial General (CG). The Zoning Ordinance currently does not have development standards for residential uses in the commercial zones. The City is currently evaluating development standards for mixed use projects. The Zoning Ordinance will be amended in the future to include appropriate development standards within these zones. The use of a specific plan in commercial and mixed use zones will be used to establish development standards as well.

The City regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also helps preserve the character and integrity of existing neighborhoods.

The development standards described in **Table 3-2** can affect the ability of landowners to construct and maintain housing. The following section examines each of the standards and

reaches conclusions regarding their impact, if any, on housing within Poway.

Residential Density: The Poway General Plan allows for residential densities ranging from less than one dwelling unit per acre up to 20 dwelling units per acre. Densities are set forth in the General Plan as well as the Zoning Ordinance. Based on the City's experience with acquiring sites for affordable housing, increasing baseline residential density is not an effective way to provide affordable housing. The City has found that as allowable density increases, land value also increases, making it more difficult for the City and affordable housing developers to acquire sites. As discussed below, the Density Bonus and an Affordable Housing Overlay Zone (AHOZ) provide the opportunity to increase density while eliminating potential for land speculation and ensuring the provision of affordable housing.

Lot Size: The Zoning Ordinance sets minimum lot sizes for residentially zoned properties. The minimum lot size for residential zones varies from 4,500 square feet in the RS-7 zone to four acres for the RR-A zone (all based on slope criteria). Minimum lot sizes within the RC and RA zones are two and three acres, respectively. If an existing lot does not conform to the minimum lot size, a single unit can still be constructed if other requirements, such as setbacks, are maintained or a variance is granted. It is important to note that the RC and RA zones do not allow single-family dwellings.

Yards and Setbacks: Yard and setback requirements established in Poway's Zoning Ordinance range from 18 to 40 feet for front yards, zero to 20 feet for side yards, and 15 to 50 feet for rear yards. Exceptions exist for corner lots, with setbacks increasing for homes adjacent to two streets. In the RC and RA zones, any building exceeding 15 feet in height must be setback 50 feet from any single-family zone, while buildings less than 15 feet in height must maintain a minimum setback of 25 feet from any single-family zone to provide for an adequate buffer between uses. Landscaping is also required to buffer RC and RA lots adjacent to single-family zones. These setback requirements are similar to those of many communities, and do not pose a significant constraint to housing development.

Building Coverage: The City imposes reasonable limits on building coverage. In the RR-A, RR-B, RR-C, RS-1, RS-2, RS-3, and RS-4 zones, 35 percent of the lot may be covered by one-story buildings. In zone RS-7, 50 percent of the lot may be occupied by buildings. In RC and RA zones, the maximum coverage is 40 percent. With consideration of minimum lot sizes in each of these zones, this coverage allowance is sufficient to accommodate the range of permissible densities within each zone on most lots. There are approximately two to three square miles of RS-7 land in Poway, most of which is in already developed areas. There is more RS-7 land than there is land in the RS-1, RS-2, RS-3, and RS-4 zones individually, and less RS-7 land than there is land in the RR-A and RR-C zones individually. The amount of land in the RS-7 zone is comparable to the amount of land in the RR-B zone. While the RS-7 zone allows for greater lot coverage than the other zones, much of the land in this zone is already developed. Much of the undeveloped land in Poway is in the RR-A zone.

Affordable housing is most feasible in the RS-7 zone due to the zone's larger minimum lot size and larger maximum lot coverage, the availability of water and sewer and appropriate streets. The relative lack of available land in this zone constitutes a constraint.

Building Height: Zoning standards allow for residences up to 35 feet or two stories in height, whichever standard results in a lower height, in all residential zones and other zones that permit residential uses. The Solara project is an example of a development that achieved a density of 22.4 units per acre within the height limit. Many other projects built in recent years including Hillside Village and Brighton Place have achieved higher densities within the height limit as well. In preliminary workshops regarding the future Monte Vista development, the City Council expressed a willingness to allow 3 stories within the 35 feet height limit for portions of the development. Therefore, the height limit does not constrain property owners' ability to achieve maximum densities in any residential zone on regular shaped lots.

Parking: Two off-street parking spaces per unit are required for RR-A, RR-B, RR-C, RS-1, RS-2, RS-3, RS-4, and RS-7 zones. Parking must be provided within the same lot as the main building or structure. For residential uses, parking cannot be located in required front or side yard setback areas. Based on review of parking standards from other jurisdictions in the region, Poway's parking requirements for single family units are consistent with other jurisdictions.

Parking standards vary by unit size within the RC and RA zones. In the RC zone, 1.75 spaces per one-bedroom unit, 2.25 spaces per two-bedroom unit, and 3.0 spaces per three-bedroom unit are required. Requirements within the RA zone are less stringent, demanding 1.5 spaces per one-bedroom unit, 2.25 spaces per two-bedroom unit, and 2.75 spaces per three bedroom unit.

Poway's parking standards for one-bedroom multifamily units are lower than standards for similar units in other San Diego region jurisdictions. Moreover, the City's requirements for two-bedroom multifamily units are highly comparable to the requirements of its neighbors. However, the requirements for multifamily units with three or more bedrooms are substantially higher in comparison to other jurisdictions in the region.

An example of the City's flexibility in applying parking standards is the Affordable Housing Overlay Zone (AHOZ). This zone may be applied in areas near services and public transportation, which enables lower income households to be less auto-dependent and can also allow a reduction in the required parking while increasing development density. The City has demonstrated a willingness to reduce these standards where appropriate to facilitate the development of affordable housing. For example, the Solara development, built in 2007, was approved with a 30 percent reduction in parking. Without this reduction, the 56-unit project for low and very low income households would have required 130 parking spaces, but the project was approved with a 90-space requirement.

Affordable Housing Overlay Zone (AHOZ): To provide adequate sites for affordable housing development and to ensure that any increased densities allowed are used for the provision of affordable housing, an Affordable Housing Overlay Zone (AHOZ) was established in the Zoning Code for Low Income (AH-L) and Moderate Income (AH-M) households. This included providing flexible development standards that will allow the densities up to 30 dwelling units per acre. Placement of an AHOZ designation was completed in 2012 on six (6) publicly-owned sites. An AHOZ may be applied to property within any land use category, including non-residential categories, but not including the Open Space or Rural Residential categories. Additionally, AHOZ development standards allow for development concessions consistent with

density bonus regulations.

The Poway Municipal Code (PMC) was amended in 2012 to provide development incentives on AHOZ sites to encourage affordable housing that is consistent with State law. As described above, development standards include allowing densities up to 30 dwelling units per acre on properties that have the AHOZ applied on them. These properties may also be designed as part of a mixed use development as described in Chapter 4. AHOZ properties that include Very Low and Low Income households (AH-L) will use development and performance standards consistent with the Residential Apartment (RA) zone. AHOZ properties that include Moderate Income Households (AH-M) will use development and performance standards consistent with the Residential Condominium (RC) zone. Waivers or reduced standards, incentives and concessions may also be applied to AHOZ sites and shall be consistent with density bonus provisions as stated in PMC 17.26.680 through 17.26.720. As described under the parking section above, reduced parking standards were included in the Solara affordable housing development, built in 2007. Under application of density bonus provisions, reduced parking standards are provided at the following rate - zero to one bedroom dwelling unit: one on-site parking space; two to three bedrooms: two on-site parking spaces; and four or more bedrooms: two and one-half parking spaces. Where appropriate, the City will continue to consider reduced parking standards. Other development standards for AHOZ sites include: street design standards to be consistent with City specifications; provision of on-site amenities such as community buildings, common open space areas, tot lots or playgrounds, outdoor barbeques, and family picnic areas and incorporation of seating areas such as patios or balconies at individual units.

Table 3-2 summarizes the relevant residential development standards for both single-family and multifamily residential development established in Title 17 of the Poway Municipal Code.

**Table 3-2
Residential Development Standards**

General Requirements	RR-A RR-B RR-C RS-1	RS-2	RS-3	RS-4	RS-7	RC	RA
Density – Max. dwelling units per acre	0.25 - 1.0	2.0	3.0	4.0	8.0	12.0	20.0
Minimum Lot Size	40 acre - 1.0 acre	20,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	4,500 sq. ft.	2 acres	3 acres
Lot width						135 ft. - corner 165 ft. - interior -- --	
• Standard	110 ft.	100 ft.	80 ft.	70 ft.	50 ft.		
• Cul-de-sac or odd-shaped lot width • Flag lots	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.		
Lot depth	150 ft.	150 ft.	100 ft.	100 ft.	80 ft.	135 ft. - corner 165 ft. - interior	
Front yard setback	40 ft.	30 ft.	25 ft.	25 ft.	18 ft.	20 ft.	20 ft.
Side yard setback each side	20/20 ft.	15/15 ft.	10/10 ft.	10/10 ft.	0/10 ft.	15/15 ft.	15/15 ft.
Side yard, setback street side	20 ft.	15 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Rear yard setback	50 ft.	40 ft.	40 ft.	25 ft.	20 ft.	15 ft.	15 ft.
Lot coverage, maximum	35%	35%	35%	35%	50%	40%	40%
Building and structure height (maximum in feet)	35 ft. or 2 stories, whichever is less or as expressly authorized pursuant to an adopted specific plan						
Parking spaces per unit (garages are required in all residential zones except the RA zones)	2	2	2	2	2	*	**
Distance between buildings, not exceeding 15 ft. in height	–	–	–	–	–	15 ft.	15 ft.
Distance between building, where one or more exceed 15 ft. in height	–	–	–	–	–	25 ft.	15 ft.

Source: City of Poway, 2012.

Notes:

*1.75 spaces (1 garage)/1 bedroom unit; 2.25 spaces (1 carport)/2 bedroom unit; 3.00 spaces (2 garages)/3 bedroom or larger unit

** 1.5 spaces (1 carport)/1 bedroom unit; 2.25 spaces (1 carport)/2 bedroom unit; 2.75 spaces (1 carport)/3 bedroom or larger unit

3. Permitted Residential Uses

Housing Element law requires jurisdictions to identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. The City implements this State law requirement through zoning standards for various types of housing. Residential types analyzed below include single-family dwellings, second dwelling units, manufactured housing, mobile home parks, special needs housing, residential care facilities, multi-family dwellings and mixed-use.

Single-Family Dwellings: Detached single-family dwelling units are permitted in all residential zones.

Second Dwelling Units: Second dwelling units, also referred to in the Zoning Ordinance as accessory apartments, may be located on the same lot as an existing single-family dwelling except in those areas of the City determined by resolution of the City Council to be inappropriate for second units. A resolution determining in which areas second units are not allowed is adopted annually by the City. The resolution designates areas of the City without adequate water, sewer, or other municipal services for second units or in which second units would have a significant adverse impact upon traffic flow. Second living units in these areas are not permitted. The resolution contains the criteria used to judge whether infrastructure in an area is sufficient to support second dwelling units and discusses which areas are not served to this level. The City Council then votes on the resolution, and it becomes law for another year once the previous resolution expires; when the City council votes down the resolution, the resolution must be modified accordingly and returned to the City Council in due time to replace the previous year's resolution. As a result of the update to the Transportation Element in 2010, second dwelling units are now permitted in larger areas of the City. In all other residential areas not designated as unfeasible for second dwelling units, they may be permitted where the following standards are met:

- 1) Approval of a building permit in accordance with Title 15 of the Poway Municipal Code;
- 2) Does not exceed one story in height unless it is contained within or is an addition to a two-story primary dwelling unit;
- 3) Complies with all the development regulations for residential zones, including those pertaining to lot coverage and setbacks;
- 4) One additional on-site covered parking space shall be provided; and
- 5) The floor area does not exceed 25 percent of the floor area contained in the primary unit (not including garage area) or 1,500 square feet, whichever is less.

The City's standards for second dwelling units do not constitute a constraint on the provision of this type of housing.

Manufactured Housing: Manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards required for approval or construction of units. The City's standards for manufactured housing do not constitute a constraint on the provision of this type of housing.

Mobile Home Parks: The City's Zoning Ordinance permits mobile home parks in all residential zones with the granting of a Conditional Use Permit subject to development standards described in the Mobile Home Park (MHP) Zone. The (MHP) zone only allows mobile home parks and very limited other uses. Requirements for mobile home parks include the submittal of a preliminary drainage plan, undergrounding of all utility lines, four to six foot fencing surrounding the development, and street signs at all intersections. Additional requirements include 400 square feet of open recreational area for each mobile home space, onsite laundry facilities, and supplemental parking for large items (boats, RVs, trailers) at a rate of one space per 10 mobile home lots. Required parking for residents is identical to the requirements for multifamily residential development, which requires two spaces per dwelling unit (one space for one-bedroom units), plus 0.5 spaces per unit for guest parking.

The development standards for mobile home parks are consistent with the health and safety needs of residents of the community and surrounding developments, and are not overly burdensome or restrictive. These standards allow for development of mobile home parks in most zones and offer flexibility in design and scale of development. These restrictions are not considered a constraint to the production of mobile home parks. Requirement of a Conditional Use Permit is consistent with State law. The City's standards for mobile home parks do not constitute a constraint on the provision of this type of housing.

Residential Care Facilities: Residential care facilities are facilities of any capacity that provide 24-hour non-medical care for those who are unable to provide for their own daily needs. Residents may be physically handicapped, developmentally disabled, and/or mentally disabled. Licensed residential care facilities serving six or fewer persons are included in the City's definition of "family" and are therefore permitted in all residential zones in accordance with the provisions of State law. Licensed residential care facilities for seven to 15 persons are conditionally permitted in the RS-2, RC, and RA zones. The City's standards for residential care facilities do not constitute a constraint on the provision of this type of housing.

Special Needs Housing: State law requires that cities identify sites that are adequately zoned for the placement of special needs housing. Additionally, cities must not unduly discourage or deter these uses. The City will continue to comply with the provisions of Senate Bill 2 as it pertains to special needs housing.

- Emergency Shelters: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The Zoning Ordinance permits homeless shelters as a Temporary Use in all residential and commercial zoning districts. The City's zoning ordinance does not include any discretionary review process for homeless shelters or transitional housing. In addition, the Poway City Council has waived the fees associated with the Temporary Use Permit process for Emergency Shelters in Poway. Religious facilities have used this provision in the past to provide temporary homeless shelters during inclement weather. Because many religious facilities have halls with kitchen and restroom facilities, they are able to serve as inclement weather housing without structural modification.

The City participates in the North County Regional Winter Shelter Program to provide shelter, case management and social services to homeless persons. The program includes permanent and rotating/temporary sites.

- Homeless Shelters: To comply with the Senate Bill 2, local governments must identify one or more zoning districts that allow year-round homeless shelters without discretionary review. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. Program 16 and 17 in Chapter 6 will require the City to amend its Zoning Code within one-year of adoption of the Housing Element to explicitly address compliance with SB 2 and homeless shelters. Objective development and management standards will be established in the Zoning Code including:
 - The maximum number of beds or persons permitted to be served nightly by the facility.
 - Off-street parking based on demonstrated need.
 - The size and location of exterior and interior on-site waiting and client intake areas.
 - The provision of on-site management.
 - The proximity to other homeless shelters provided that shelters are not required to be more than 300 feet apart.
 - Length of stay.
 - Lighting.
 - Security during hours that the homeless shelter is in operation.

The City will permit homeless shelters by right, without discretionary review within the Residential Apartment (RA) Zone consistent with State law. RA zones are located in several areas around the City. Many properties zoned RA are located along transit corridors and are in proximity to community services, employment areas and shopping centers. Several parcels in the RA zone are underutilized and can be redeveloped in the future to include a year-round homeless shelter to accommodate the City's homeless population. There are also RA zoned properties containing existing residential developments that can be modified to add a year-round homeless shelter to accommodate the City's homeless population, as required by State law.

- Transitional and Supportive Housing: This type of housing (including Single Room Occupancy) is defined in Section 50675 of the State Government Code in the definition of "Family" and "Household." Senate Bill 2, which took effect in January 2008, sought to ensure that local governments do not unreasonably deny approval for transitional housing or supportive housing and clarifies that jurisdictions must treat transitional housing and supportive housing meeting the Health and Safety Code definition of regular housing in the same manner as any other residential use within the same zone. Currently, the City's Zoning Ordinance does not directly address supportive housing.

Transitional Housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. The time frame for Transitional

Housing is typically at least six months. This housing type can be similar to group quarters with beds, single family homes and multi-family units, but may also include supportive services to gain necessary skills with the goal of independent living.

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. State law defines “supportive housing” as housing with no limit on length of stay, that is occupied by low income persons with disabilities, including developmental disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code Section 50675.2).

State law also requires that local governments do not unreasonably deny approval for transitional housing or supportive housing and clarifies that jurisdictions must treat transitional housing and supportive housing in the same manner as any other residential use within the same zone. Transitional and supportive housing are considered residential uses. As such, they are allowed in all zones allowing residential uses subject only to the same standards that apply to the same type of housing in the same zone. Currently, the City’s Zoning Ordinance does not directly address supportive housing. The Zoning Code will be amended to specifically define Transitional and Supportive Housing.

- Single Room Occupancy (SRO) Units: SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City’s Zoning Code allows SRO’s, along with hotels and motels, in certain commercial zones subject to the same development standards as other residential uses in Poway’s commercial zones. The City will amend its Zoning Code to clarify the definition of Single Room Occupancy and facilitate the provision of SRO’s pursuant to AB 2634 (Housing for Extremely Low Income Households).

In past years, the City has worked with local service organizations to provide transitional and other special needs housing units within the City. Currently, the City provides four (4) transitional and eight (8) special needs housing units. Despite the City’s demonstrated ability to provide transitional housing units, the Zoning Ordinance does not explicitly identify zones where these facilities are permitted or conditionally permitted. Pursuant to Program 16 in Chapter 6, the City will revise its Zoning Ordinance to address the provision of special needs housing.

Agricultural Worker Housing (Employee Housing Act)

Pursuant to the State Employee Housing Act (Section 17021.5 and 17021.6 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing

for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit, variance, or other permit can be required for employee housing that is not required for a single-family residence in the same zone.

The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in the all residential zoning districts. The City will amend the Zoning Ordinance to add a definition for agricultural housing as well as clarify the provision for agricultural worker housing in the City's residential zones pursuant to State law.

Multifamily Units: Multifamily units are permitted in the RC and RA zones. Rental multifamily housing is a permitted use in both zones, but condominiums are only permitted in the RC zone. Condominium conversions are conditionally permitted in the RC zone. The RC zone has a maximum of 12 units per acre and a minimum lot size of two acres, while the RA zone has a maximum of 20 units per acre and a minimum lot size of three acres. The RC zone also has slightly higher minimum parking requirements per unit. In both zones, uses that "are complimentary to, and can exist in harmony with" the primary use of each zone are permitted, including single family dwellings. The allowance of multi-family rental housing in the RC zones prevents the existence of this zone from being a constraint on multi-family rental housing.

Mixed Use: Residential uses are conditionally permitted within the Mixed-Use (MU) and other commercial zones (CO, CB, TC, and CG). The Zoning Ordinance does not include specific standards on the type and density of residential uses within these zones. This may be a constraint on residential development in mixed use developments. The City will study these zones and update the Zoning Ordinance to include appropriate development standards for mixed use development (see Program 16 in Chapter 6). The use of specific plans in commercial zones and the MU zone may also include specific development standards for residential uses within those zones. There has been little to no residential development in commercial zones in Poway in the past, so there is no precedent on which the City can base standards for current or future development of this nature.

Table 3-3 shows the permitted residential uses for each zoning designation. Residential uses are permitted where the symbol "P" appears and subject to a conditional use permit where the symbol "C" appears. Where the symbol "X" appears the use is prohibited. A use that is not listed is not permitted.

**Table 3-3
Housing Types by Zone Category**

Residential Uses	RR-A through C, RS-1, RS-3 through 7	RS- 2	RC	RA	MHP	MU, CO	CB, TC, CG
Single-family dwellings	P	P	P	P	X	X	X
Second dwelling units	P	P	P	P	X	X	X
Manufactured homes	P	P	P	P	X	X	X
Mobile home parks	C	C	C	C	P	X	X
Group residential	X	X	C	C	X	C	X
Residential care facilities (6 or fewer persons)	P	P	P	P	X	n.a.	n.a.
Residential care facilities (7 to 15 persons)	X	C	C	C	X	X	X
Multi-Family dwellings:							
• Rental	X	X	P	P	X	n.a.	n.a.
• Individual unit ownership	X	X	P	X	X	n.a.	n.a.
• Condominium conversions	X	X	C	X	X	n.a.	n.a.
Mixed-Use	X	X	X	X	X	C	C
Temporary Uses (Emergency Shelters)	P*	P*	P*	P*	P*	P*	P*

Source: City of Poway, 2012

Note: *Requires a Temporary Use Permit (TUP)

4. Site Improvement Standards

Site improvements and property dedications are important components of new development. The following list summarizes required dedications for new subdivisions:

- Reservation of sites by the subdivider on or off of the subdivision site for parks, recreational facilities, libraries, or other public uses. Where a park, recreational facility, fire station, library, or other public use is shown on an adopted specific or general plan, adequate sites must be reserved in accordance with applicable policies and standards.
- Dedication for streets, alleys, drainage and water easements, public utility easements, easements for recreation trails, equestrian trails, open space, sewers, bicycle paths, and transit facilities (including bus turnouts, benches, shelters, and landing pads). The need for trail dedications is determined by designated trail connections included in the Transportation Element of the General Plan, amended in 2010 and 2012.
- Dedication of parkland at a ratio of five acres per 1,000 residents or payment of in-lieu fees (or a combination of both) sufficient to acquire five acres per 1,000 residents, consistent with the Quimby Act. Land for the park must be conveyed directly to the City prior to or concurrent with final map/parcel map approval. A ratio of five park acres to every 1,000 residents, in accordance with the adopted Park and Recreation Element of the City's General Plan is used to compute the amount of land to be dedicated.

Dedicated parkland must be at least two acres and include at least four of the following amenities: Children's Play Apparatus Area, Landscape Park-like and Quiet Areas, Family Picnic Area, Game Court Area, Turf Playfield, Swimming Pool (42 feet by 75 feet with adjacent deck and lawn areas), Recreation Center Building. The following formula is used to calculate the fee for each proposal: Fee per dwelling unit = (total cost for year for parks & recreation development) divided by (General Plan's designated ultimate population minus current population; difference divided by average population per dwelling unit.) At the time of filing a tentative tract map or a tentative parcel map for approval, the City determines whether dedication of property for park and recreational purposes or in-lieu fees are necessary. If the City desires dedication, the area is designated on the tentative tract map or tentative parcel map when deemed complete for submission. The City Council determines whether to require land dedication, payment of fee in lieu thereof, or a combination of both, by consideration of the following:

- Parks and recreation element of the general plan;
- Topography, geology, access and location of land in the subdivision available for dedication; and
- Size and shape of the subdivision and land available for subdivision

Improvements required of new subdivisions are summarized as follows:

- Improvement of public and private streets to provide suitable access and traffic circulation, including the construction and paving of streets, alleys, paths, accessways, private streets and easements, and the construction of sidewalks, curbs and gutters, driveway approaches, transitions and other street work appurtenant thereto, and the execution of a Road Maintenance Agreement covering the maintenance of all non-dedicated streets and accessways;
- Sewerage system, consisting of either a gravity sanitary sewerage system or a septic system (approved by the County Health Department), to provide adequate collection of waste from each lot, parcel, or structure within the area being divided or developed;
- Water supply system, capable of supplying adequate supplies of potable water, either from the City's water system or from domestic wells;
- Fire protection system, consisting of hydrants and appurtenances, including storage tanks capable of providing fire protection to the lots, parcels and structures;
- Storm drain systems, capable of adequately collecting and disposing of storm runoff to protect the area of development from flooding, inundation, and damage caused by erosion or sedimentation;
- Street lighting system;
- Traffic control and warning signs, pavement striping and markings;

- Traffic signal facilities, including controllers, sensors, safety lighting and interconnecting facilities and appurtenances;
- Landscaping and irrigation facilities and improvements in conjunction with highway slopes, median islands, and parkway beautification;
- Installation of trails, hiking trails, bicycle paths, equestrian trails, and other facilities as required on any Element of the General Plan;
- Installation of underground utilities, including telephone, electrical power, gas, and cable television systems and facilities to each lot, parcel, or structure in the area of development; and
- Masonry, wood, or composite material fences and walls, for sound attenuation, separation, beautification, or for the control of erosion and sloughage onto public sidewalks or streets.

Street improvement standards typically have the greatest impact on housing costs. The cost of providing streets for new residential developments, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards, which typically reduce the buildable area of the lot.

Title 12 of the Poway Municipal Code (Streets and Sidewalks) includes the City's standards for construction of streets. Streets are classified as Urban, Semi-Rural, Dedicated Rural, and Non-dedicated Rural. Typical residential development will include provisions for minor streets and collector streets, each of which has a right-of-way of 50 to 60 feet, including pavement, curbs, gutters, and sidewalks (**Table 3-4**).

**Table 3-4
Poway Street Standards**

Street Type	Required Right-of-Way	Required Pavement Width
Urban (Dedicated or Non-dedicated)		
Local Collector (1200-2400 vpd)	60 feet	40 feet
Local (up to 1200 vpd)	54 feet	36 feet
Semi-Rural (Dedicated or Non-dedicated)		
Local Collector (1200-2400 vpd)	56 feet	40 feet
Local (up to 1200 vpd)	50 feet	36 feet
Dedicated Rural		
Local Collector (800-2400 vpd)	52 feet	28 feet
Local (up to 800 vpd)	44 feet	24 feet
Non-dedicated Rural (Paved)		
Local Collector (800-	52 feet	26 feet
Local (up to 800 vpd)	40 feet	20 feet
Local (serves 10 or	28 feet	20 feet

Source: Poway Municipal Code (PMC), 2013.

5. Permit and Impact Fees

Requiring developers to construct on-site improvements and/or pay pro rata shares toward the provision of infrastructure, public services, and school facilities will increase the cost of developing homes and the final sales price or rent of housing. However, the payment of fees is necessary to maintain an adequate level of services and facilities, and more importantly, to protect public health and safety.

Development impact fees offset the costs of improvements serving the development. Permit fees cover administrative review of the development by the planning, building, and engineering staff. The City's fee schedule is based on anticipated costs associated with review and approval of proposed projects. Poway's current development fee schedule, approved in 2010, is summarized in **Table 3-5**.

**Table 3-5
City of Poway Planning and Development Fees**

Fee Type				
Development Impact Fees		Single Family		Multi Family*
Traffic Mitigation	\$2,244-\$2,260		\$2,209-\$2,221	
Park Mitigation	\$4,562		\$3,318-\$3,594	
Fire Protection	\$122.03		\$88.75-\$96.15	
Drainage				\$0-\$2,168.19**
Water	3/4"	1"	Varies by Meter Size	
Meter	\$130	\$270	\$130-\$1,775	
Lateral	\$1,350	\$1,430	\$1,350-\$1,430	
Base Capacity	\$3,026	\$5,488	\$3,026-\$156,757	
San Diego County Water Authority	\$4,326	\$6,922		
Sewer Connection				\$2,356(South) \$6,470(North)
Cleanout				\$50
Inspection				\$25
Indirect Benefit				\$500
Line Charge				\$2,000-\$5,600
Inclusionary Housing In-Lieu Fee				\$100-\$500
Planning Fees				
Conditional Use Permit				\$3,299
Development Review (Residential)				\$1,622
Minor Development Review				\$823-\$2,366
Variance^				\$319-\$799
Specific Plan^				\$5,000
General Plan Amendment^				\$1,917
Zone Change^				\$1,917
Development Agreement^				\$2,000-\$5,000
Plan Check^				\$659-\$15,000
Tentative Parcel Map^				\$2,711
Tentative Tract Map^				\$4,174
Legal Publication				\$225
Environmental Review				
Categorical Exemption				\$79***
Negative Declaration				\$635***
Environmental Impact Report				Deposit equivalent to contract cost plus 10%, full cost recovery

Source: City of Poway, 2012

Notes: *Based on structure type.

**Based on size of land area

***Subject to annual review by San Diego County

^Legal Publication Fee required

The San Diego Building Industry Association (BIA) prepares a survey of development impact and permit issuance fees for San Diego region jurisdictions. Typically, this survey is conducted every three years. As part of its most recent survey conducted in 2012, the BIA compared the permit issuance fees of the region's jurisdictions for a 4-bedroom/3-bath/2700-square-foot prototypical single-family home (**Table 3-6**). The total of all impact fees for Poway was \$33,513, which included \$8,460 in school fees imposed by the Poway Unified School District (PUSD).

Among the seven participating jurisdictions in northern San Diego County, fees in Vista were the lowest (\$17,791), while fees for the prototype home in the City of San Diego were the highest (\$56,751).

Although development fees are a constraint on the provision of housing, Poway's fees for single-family residences are consistent with other jurisdictions. The City's Inclusionary Housing In-Lieu Fee it collects on single-family residential development was reduced during the previous housing cycle. Poway also imposes a Habitat Mitigation In-Lieu Fee (\$17,000 per acre), which is applicable as mitigation if a property impacts natural biological habitat. If the parcel is located within the Mitigation Area, as recognized by the Poway Subarea Habitat Conservation Plan (PSHCP), then onsite mitigation may be applicable.

Fees that Poway imposes for subdivision processing, plan check application processing, development impacts, building permit issuance are used to pay for the necessary local infrastructure needed to support the development and cover the costs of processing the necessary permits. As stated above, Poway's fees for a typical home are comparable to the fees required by other jurisdictions and, in many cases, substantially less than other North County Inland jurisdictions. Based on information collected from local developers, an analysis of permit costs and fees was conducted, which shows that the cost of permits and fees is approximately eight percent of the total project cost. As a result, the analysis suggests that Poway's fees are not considered a constraint to housing development.

The BIA survey conducted in 2012 did not include a comprehensive analysis for a multi-family prototype for North County Inland cities for purposes of fee comparisons. As noted in Table 3-5, multi-family projects in Poway are also subject to development impact fees for traffic mitigation, park mitigation, fire protection drainage, water service improvements and sanitary sewer service improvements in addition to planning and building fees. These fees are needed to cover the costs associated for the project development. The City analyzed the fee information for multi-family in Table 3-5 along with the current building valuation fees that the City's Building Division collects for multi-family developments. Based on that data, it is estimated that the cost of permits and fees imposed by the City is approximately six to seven percent of total development costs. This analysis, similar to the single-family development costs, suggests that the City's fees are not considered a constraint to housing development.

**Table 3-6
Permit Issuance Fees: Prototype Home**

Fee Type	Fee	Santee	San Diego City	San Diego County	Escondido	Poway	San Marcos	Vista
Permit Fees	Initial Plan Check	\$2,606	\$2,707 ¹	\$2,137	\$1,223 ⁸	\$2,189	\$747	\$1,457
	Master/Subsequent Check Fee	--	\$287 ²	\$131	\$70	--	\$90	--
	Building Permit	\$2,573	\$933 ³	\$1,831	\$1,351	\$2,195	\$708	\$1,379
	MPE Permits	\$532	Incl.	--	\$360	\$444	\$445	--
	Energy	\$330	Incl.	--	Incl.	\$323	Incl.	--
	CalGreen	--	--	--	\$10	--	--	--
	Seismic	\$32	\$25	\$64	\$24	\$32	\$32	\$30
Impact/Capacity Fees	Sewer	N/A	\$5,974 ⁴	\$4,875	\$7,500	\$5,836 ¹²	\$4,110	\$3,956
	Water	N/A	\$6,142 ⁵	\$9,938	\$14,852 ⁹	\$5,448 ¹²	\$4,100	--
	Public Facilities	\$5,577	\$29,428	--	\$4,533	--	\$10,319	\$1,218
	Traffic	\$3,464	--	\$6,725	\$2,973 ¹⁰	\$2,202	--	\$2,377
	Parks	\$6,714	--	\$4,596	\$4,129	\$4,562	\$6,251	\$6,568
	Fire	\$509	--	\$1,628	--	\$122	\$1,322	\$379
	Drainage/Flood	\$3,840	\$7,101	\$2,013	\$1,071	\$1,200	\$6,135	\$427
	School	Contact school district	--	\$6,858	\$12,393	\$8,460	\$12,969	--
	Inclusionary Housing	--	--	--	--	\$500	\$4,875	--
	Special District Fees	--	--	--	--	--	--	--
	Other	--	\$4,154 ⁷	--	\$178 ¹¹	--	--	--
TOTAL	\$26,177	\$56,751	\$40,796	\$50,677	\$33,513	\$50,189	\$17,791	

Source: San Diego Building Industry Association Fee Survey, 2012-2013

Notes:

¹Includes \$88 General Plan Maint. & \$10 Zoning Map Maint. Fee

²Includes \$166 Water/Sewer Plan Check Fee

³Includes \$44 Issuance Fee

⁴Includes \$1,670 sewer lateral

⁵Includes \$3,095

⁶New Fee: Regional Transportation Congestion Improvement Plan

⁷System Capacity Charge \$4,154 and Water Treatment Capacity Charge \$159

⁸Initial plan check includes \$878 Building Div., \$195 Planning Div., and \$150 Fire Dept. Plan Rev

⁹Includes \$6922 CWA Fee

¹⁰RTCIP \$2165, \$850 local

¹¹\$58 facility plan reimbursement; \$120 art fee

¹²\$13,866 w/CWA fee

6. Development Permit Procedures and Timeframes

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The City applies a relatively uniform permitting and review process for all residential applications, tentative maps, conditional use permits, development reviews, and variances. The City does not have a Planning Commission, thus reducing the time involved in the project application and approval process. Staff level review and approval is acceptable for permits for the construction of one dwelling unit and minor proposals that are considered incidental to the existing building or surrounding community. This process only applies to projects that are consistent with zoning and General Plan land use designations. The majority of single family homes are processed under a Minor Development Review Permit (MDRA) which is staff approval. The processing timeline for a staff approved MDRA varies depending on the complexity of the site to be developed. As the City nears build out, easily developed sites are becoming rare. The processing time for a staff-approved MDRA typically ranges from 4 to 6 weeks.

Tentative subdivision maps require City Council approval. The process from submittal of a complete application to City Council hearing typically takes 12 weeks for a tentative subdivision map and is summarized in **Figure 3-2**.

Applications for multi-family developments require a similar process as single-family applications, except that a Development Review (DR) approval by the Poway City Council is required pursuant to the City's Municipal Code. The process, from submittal of a complete application to City Council hearing, is the same as the single-family application process, but typically takes 6 to 10 weeks due to the additional time needed for the City Council public hearing. Multi-family developments for affordable housing will be allowed by right pursuant to California Government Code Section 65583.2(h) and 65583.2(i). The City's General Plan and Municipal Code will be amended to ensure it complies with State Law.

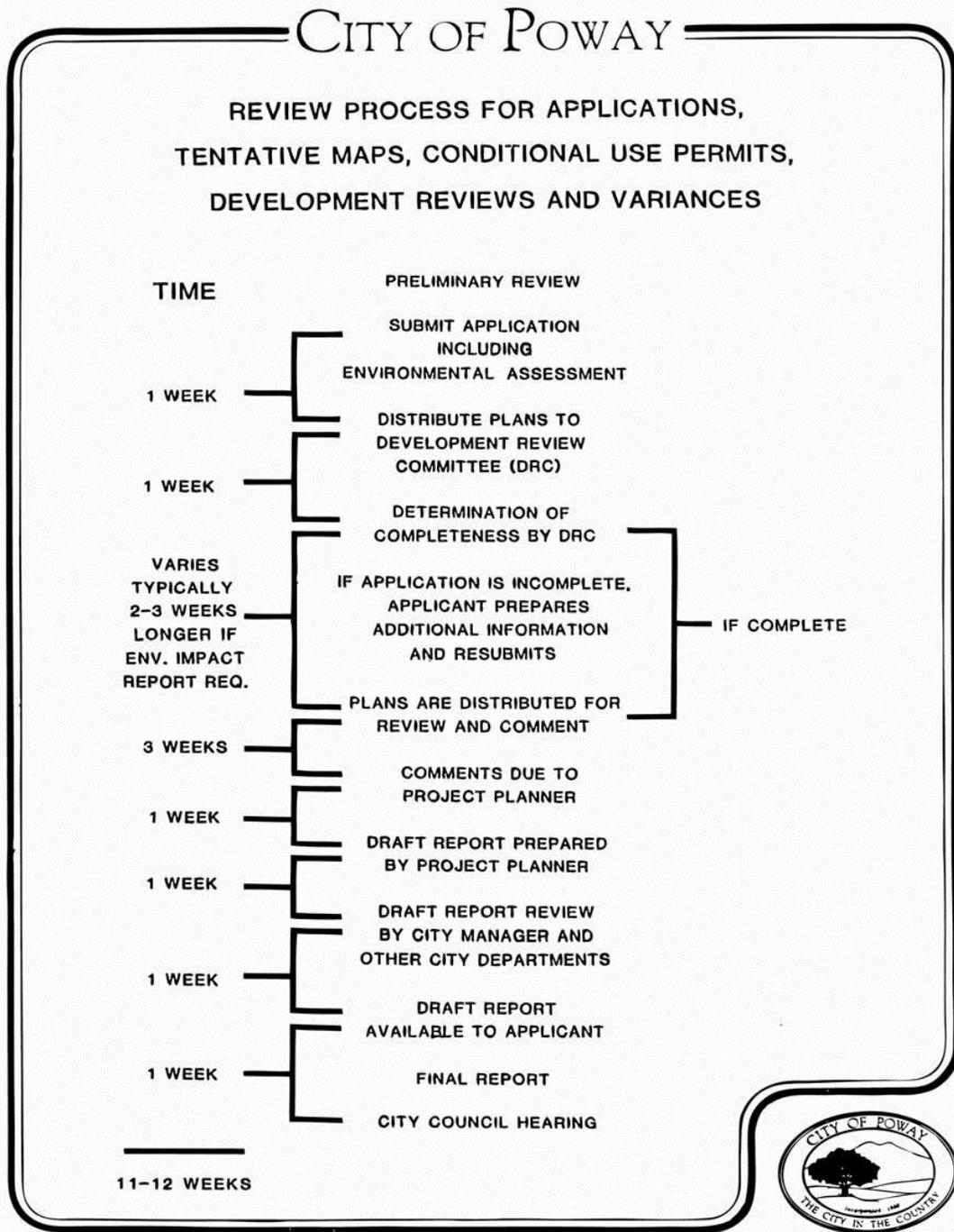
During the consideration of a multi-family development project, subject to a DR, the City Council evaluates the project application against the qualitative objectives described in the DR procedure listed in PMC Section 17.52.010. These objectives ensure that the proposed project support the implementation of the City's General Plan including maintaining importance of visual appeal and aesthetics, environmental soundness, economic stability, property values and harmonious appearance of structures and property (i.e. landscaping, signage, streets, parking areas, etc.) The City has been very successful in approving high quality projects for years and has maintained a long track record for approving projects. In addition, development projects are not burdened by unreasonable development conditions and developers find that there are no general constraints to development.

All development applications are routed to the City's Development Review Committee (DRC), after the initial application submittal. The DRC is comprised of the City's Planning staff, Engineering staff and one representative from Safety Services and Public Works. Within 30

days from the date the application is submitted, the applicant is notified of any deficiencies. The applicant prepares the additional information and resubmits the application. The City has another 30 days to review the resubmittal for completeness. When the application is deemed complete, the plans are distributed to the appropriate City departments for conditions of approval. If the project is a staff level approval, the staff planner issues a letter of approval, typically within a week of receiving the conditions. If City Council approval is required, the staff report is prepared and the item is heard within two to three weeks of completion of the staff report.

In the past few years, the City has made changes to the Municipal Code to streamline several development review processes. These modifications resulted in savings of time and cost for applicants. The City continues to evaluate its codes and procedures to reduce processing time and costs.

**Figure 3-2
Application Processing Timeline**



7. Building Code and Enforcement

The City has adopted the 2010 California Building Code, Part 2, Title 24 of the California Code of Regulations with the deletion of the administration chapter of the 1997 Uniform Building Code. The City has also adopted the 2010 California Electrical Code, California Plumbing Code, California Mechanical Code, and California Energy Code, with minor amendments, notably deletion of the administration chapters. The building code is determined by the International Conference of Building Officials and the State of California. The only significant local amendments that the City has adopted is requiring ignition-resistant construction - Class 1 building materials, Class A roof covering materials and residential fire sprinkler system installation.

When a code violation is suspected, residents may file a complaint with City staff, who will usually seek the assistance of a Code Compliance Officer to determine whether the complaint is a code violation or another type of violation. Reports of code violations are assigned to a Code Compliance Officer for investigation. The City Planner oversees Poway's Code Compliance Officers.

If a property is found to be in violation, the Officer leaves a courtesy notice with the property owner. The Officer attempts to speak to the property owner directly, but leaves a notice at the front door of the homes if the property owner is not available. A copy of the pertinent code section is also left with the notice. The notice includes a compliance date, which is determined by the degree of the violation. Health and safety violations require quicker remediation than other types of code violations. The goal is to achieve voluntary compliance by having the property owner address the violation without further City involvement.

The Code Compliance Officer returns to inspect the property after the compliance date. If the violation has been addressed, the case is closed. If the violation persists, a courtesy letter is issued with another compliance date. If the violation has not been remediated after the second compliance date, a notice of violation is issued and a third compliance date is set. A second notice of violation is issued with a threat of sanction if the problem is still not addressed. If the violation is not addressed by the fourth compliance date, the City could deem the property a public nuisance to allow the City to address the issue and/or abate the nuisance and attach a lien for payment of the costs incurred or issue a citation. In Poway's experience, by the time an administrative citation is issued, the property owner either complies or files an appeal with the City Council.

Enforcement of City codes is necessary to protect the health, safety, and welfare of residents and are therefore a necessary constraint on housing development. The City's code enforcement procedures provide residents with the opportunity to appeal notices of violation at any time.

8. Relief from Governmental Constraints

Affordable Housing Overlay Zone (AHOZ)

To provide adequate sites for affordable housing development and to ensure that any increased densities allowed are used for the provision of affordable housing, an Affordable Housing Overlay Zone (AHOZ) has been established in the Land Use Element of the General Plan and the Zoning Code for Low Income and Moderate Income households.

An AHOZ for the Low Income category was previously established in the Land Use Element of the General Plan. Pursuant to Program 15 of the previous Housing Element, the General Plan and Zoning Code were amended in 2012 to create an AHOZ for the Moderate Income category and to modify the provisions in the Low Income category. This included providing flexible development standards that will allow the densities up to 30 dwelling units per acre noted in the Residential Sites Inventory. Also, Program 17 in the previous Housing Element resulted in an amendment to the General Plan designation and zoning to apply an AHOZ on some publicly-owned sites in 2012. A total of six (6) properties now include an AHOZ. An AHOZ may be applied to property within any land use category, including non-residential categories, but not including the Open Space or Rural Residential categories.

The AHOZ for the Moderate Income category is designed to function much like a density bonus through a specific plan. Typically, a specific plan is processed concurrently with all other land use entitlements, so there is no additional processing time. The original amendment to the General Plan and Zoning Code removed the requirement for a specific plan for the Low and Very Low Income category. In order to ensure both the initial and continued affordability of housing constructed under the AHOZs, deed restrictions are required which guarantees that resale prices or rents will not exceed affordable levels and that future residents will have appropriate incomes to correspond with the price or rent restrictions.

The City will amend the General Plan and Land Use Designation on all remaining properties identified in the new Residential Sites Inventory (Table 4-4) in Chapter 4 to place an AHOZ for Low Income households or Moderate income households. The AHOZ will allow the densities required to meet the City's Regional Housing Needs allocation. The underlying zoning on these sites will not change. During this process, evaluation of the current development standards within the AHOZ for Low Income and Moderate Income households will be analyzed and amended as necessary.

Density Bonus Ordinance

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. State law regarding density bonus was amended in 2009 to reduce the amount of units that a developer must provide in order to receive a density bonus and required a number of regulatory concessions or incentives (i.e. reduction of development standards), depending upon the percentage of affordable units that the developer provides. State law was also amended to establish a sliding scale for determining the density bonus developers are eligible to receive. The maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of a proposed project for very low income

households, 20 percent for low income households, or 40 percent for moderate income households. The legislation also imposed other modifications to Density Bonus Law including incentives for housing with child care facilities, a new land donation rule, and statewide parking standards. The City revised its density bonus ordinance in 2009 to be consistent with State law.

Nonconforming Uses

Existing homes located in non-residential areas are considered non-conforming uses. Whenever a non-conforming structure is destroyed by fire, or any other calamity, to the extent of 50 percent or less, the structure may be restored. When the destruction exceeds 50 percent or the structure is voluntarily razed or is required by law to be razed, the structure may not be restored. The Zoning Ordinance specifically exempts residential structures including multifamily from these requirements.

The City identified six (6) properties where commercial businesses were located on residentially-zoned land. The municipal code allowed them to remain for 15 years. In 2011, all of the property owners were notified that the non-conforming uses needed to be abated. A General Plan and Zone Change was processed for three of the properties to change the land use to commercial to match the existing development. The other three properties were given abatement letters. Two of the properties have converted to residential uses consistent with the zone and the third property is in the process of converting to a residential use.

Variances

A variance is a discretionary permit issued by the City Council allowing deviation from provisions of the Zoning Ordinance. The Zoning Ordinance allows for the issuance of variances for properties subject to special conditions related to size, topography, location, or surroundings. Variances are only granted in the event that special conditions exist and the strict application of the Zoning Ordinance requirements prevents the property from participating in the privileges of surrounding properties that are subject to the same zoning ordinances.

Reasonable Accommodations for Housing for Persons with Disabilities

As part of the Housing Element update, the City conducted a comprehensive review of its development ordinances and planning policies for their potential to affect persons with disabilities. The results of this review are discussed below.

Poway permits residential care facilities serving six or fewer persons and licensed by the State within all of its residential zoning districts by right. State licensed residential care facilities serving seven or more persons are conditionally permitted in the RS-2, RC, and RA zones. Residential care facilities include facilities that provide 24-hour non-medical care to persons in need, emergency shelters, home finding agencies, or residential service facilities for homeless, disabled, infirmed, or mentally challenged adults and children. The City does not have any siting requirements between group home facilities.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. Building procedures within the City are also

required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. Reasonable accommodation refers to the need for disabled and special needs residents to alter their homes or be permitted exceptions to the strict application of zoning standards to allow for access, mobility, and use of their homes. Persons with disabilities or their representatives may request reasonable accommodations, including exceptions to zoning standards (setback, yard, parking, height, lot coverage, etc.). Zoning and building codes, and the City's approach to code enforcement, allow for special features that meet the needs of persons with disabilities without the need for zoning variances. City staff is available to provide assistance regarding the procedures for special accommodations under the City's Zoning Ordinance. In 2009, the City amended the Municipal Code to add regulations and procedures for reasonable accommodations, pursuant to Program 10 in the previous Housing Element. This action is consistent with Government Code Section 65583.

B. Environmental, Infrastructure, and Public Service Constraints

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. This section summarizes and analyzes the most pertinent constraints to housing. Future residential development will be faced with challenges regarding supportive public infrastructure extensions and expansions.

1. Environmental Constraints

Environmental concerns can constrain housing in two ways: (1) land availability is limited from development and (2) costs are increased due to efforts to mitigate environmental impacts. Many environmental features may constrain development in Poway: habitat for threatened/endangered species, steep slopes, floodplains/wetlands, geologic constraints, and cultural resources (historic or pre-historic structures or sites).

The City is responsible for implementing flood control measures within Poway. Significant portions of the City are affected by the Federal Emergency Management Agency's (FEMA) 100-year floodplain designation. Approximately 1,810 residential properties are impacted by a floodway within the City.

The vast majority of Poway's undeveloped land is located within the Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan (PSHCP) Mitigation Area. The Mitigation Area comprises approximately 53% of the 25,047 total City acreage. The PSHCP is necessary to allow for the incidental take of listed species by public projects and private projects. The PSHCP fulfills requirements pursuant to Section 10(a) of the Federal Endangered Species Act (ESA); Sections 2081 and 2835 of the State Fish and Game Code and the California Endangered Species Act (CESA); and the State of California's Natural Communities Conservation Planning (NCCP) Act of 1991. It is also consistent with regional and subregional planning efforts within San Diego County pursuant to the NCCP Act. Collectively, these laws and planning efforts require protection and management of sufficient, interconnected habitat

areas to support listed species in exchange for allowing limited take of the species or its habitat.

Because these areas are designated for very low density residential uses, habitat constraints within these areas are minimal as individual homes and limited access roads are permitted provided construction avoids environmentally sensitive areas. However, the habitat conservation requirements mean that 13,307 acres of potentially developable residential land can only be built at densities that would make housing unaffordable to all but above-moderate income households.

Based on development patterns and the constraint of undevelopable land area within areas of the City that are impacted by Proposition FF and the PSHCP, the City moves closer to build-out. Sites identified for higher density development in Section 4, *Housing Resources*, are located in urbanized areas and not unduly constrained by floodplains, biological resources, or other environmental constraints. Steep slopes, geologic constraints, and cultural resources are listed as potential constraints, but there is not information with which to reach a conclusion as to whether these are actual constraints. Based on the best available data provided through SANDAG in 2010 using the City's Geographic Information System, the City has approximately 6,201 acres of vacant developable land remaining in Poway.

2. Infrastructure and Public Service Constraints

Water Service

The City of Poway relies on two surface water sources: water imported from the San Diego County Water Authority and local rainfall captured by Lake Poway. The imported water comprises the majority of Poway's water supply, accounting for 99.5 percent of the raw water supply. Additionally, recycled water is used in the Poway Business Park for landscape irrigation, accounting for approximately four percent of Poway's overall water use.

The majority of the raw water purchased from the San Diego County Water Authority is imported from the Northern California Aqueduct and Colorado River Systems. These sources of water are pumped to the Lester J. Berglund Water Treatment Plant and Lake Poway for storage. The Treatment Plant has a capacity of 24 million gallons per day (mgd) and the lake has a storage capacity of approximately 3,300 acre-feet of water. For calendar year 2012, average Water Treatment Plant daily potable water production was approximately 9.71 mgd.

The City of Poway Water Master Plan, prepared in 2001, assumed build-out population of 55,000 persons by 2020, consistent with the City of Poway General Plan. At that time, water consumption of 250 gallons per capita per day was assumed. Therefore, upon build-out of the General Plan, 13.75 mgd of water would be required. Based on Poway's estimated population of 48,382 in 2012 (based upon 2010 census numbers), at 250 gallons per capita per day, 12.1 mgd would be required.

However, based on significant water cost increases in recent years and an emphasis on maximizing water efficiency, Poway's overall water use has decreased significantly since 2009. Additionally, a recent California law mandates urban water suppliers reduce overall water use by 20% by 2020. Based on this legislation, Poway's 2020 water use efficiency target,

established in the City's 2010 Urban Water Management Plan, adopted in June 2011, is 215 gallons per capita per day.

Adequate facilities and supply are anticipated to be in place to meet forecasted water needs.

Sewer Service

The City maintains and operates nearly one million linear feet of wastewater conveyance pipeline and five (5) active lift stations within its service area. For wastewater treatment, the City is part of the Metropolitan Wastewater Joint Powers Authority, which includes the City of San Diego and 11 other municipalities and special districts. The City of San Diego operates the regional wastewater conveyance and treatment facilities.

Poway owns 5.894 mgd of capacity in the City of San Diego's Metropolitan Wastewater System, and 5.0 mgd in the City of San Diego municipal system. Poway also has 0.05 mgd of capacity at the City of Escondido's Hale Avenue Recovery & Reclamation Facility (HARRF), which handles wastewater treatment for Rancho Bernardo and a portion of flow from two small areas in the northern portion of Poway.

For FY 2012, Poway's average daily wastewater flow conveyed to the City of San Diego Trunk Sewer for conveyance to regional treatment facilities was 3.005 MGD. In addition, approximately 0.05 MGD was treated at HARRF.

Using conservative growth assumptions and SANDAG population projections, City flows in 2030 are estimated to be 4.27 mgd. Poway's current contracted capacity is adequate to accommodate the additional flow.

Drainage Facilities

In Poway, runoff from storm drains enters eight drainage basins, but the majority of drainage is collected in three major creeks: Poway, Green Valley and Sycamore. Water from all of the creeks eventually flows into three Poway watersheds.

Developers of property located within a designated planned local drainage (PLD) area pay a fee to provide necessary storm drainage facilities including underground storm drain pipelines, catch basins, detention basins, and other facilities that may be needed to serve proposed development. The fees are based upon estimated costs of necessary facilities and are apportioned within each PLD area based on benefits accrued to a property or need for facilities created by a project. Stormwater pollution prevention and flood control facilities are necessary to promote public safety and welfare and are therefore not an undue constraint on housing production.

C. Market Constraints

Market constraints include the cost of land, cost of construction, and availability of financing within a community. These market constraints can result in housing that is not affordable to low and moderate income households or may render residential construction economically infeasible. Knowledge of non-governmental constraints can assist a jurisdiction in developing and implementing responsive housing programs.

California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2010, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases, resulting in the 2008 economic recession. Double-digit decreases in median sale prices were recorded throughout the State until recently. As such, housing production in the last few years has been limited while the need for affordable housing increased along with high unemployment rates and foreclosure rates.

1. Availability and Cost of Financing

The availability and cost of financing affects both the developer's ability to construct housing and the consumer's ability to purchase or improve a home.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or with government assistance.

The disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within Poway is shown in **Table 3-7**. Included is the number of loans that are approved and denied based on type of loan. The status of other loans indicates loan applications that were neither approved nor denied, but were incomplete or were withdrawn by the applicant.

Home Purchase Loans

In 2009, 1,970 Poway households applied for a new loan. These included Federal Housing Authority (FHA) or Veterans Administration (VA) purchase loans, Conventional Loans, Refinance Loans or Loans for Home Improvement. Of this total, 212 were approved, 387 were denied and 360 were either not accepted, deemed incomplete or withdrawn.

The economic recession of 2008 had a significant impact on the housing market over the last several years. Even though record low interest rates on loans existed and home values decreased significantly, other market constraints such as loan requirements and income instability have had an impact on attracting more home buyers into a home purchasing market, adding another significant constraint to the purchase of homes for those needing affordable housing.

**Table 3-7
Disposition of Home Purchase Loan Applications
City of Poway
2009**

Application Type	Poway			
	Total Apps.	Approved.	Denied	Other*
FHA, VA	136	17	19	100
Conventional Purchase	254	38	40	176
Refinance	1,511	150	309	1,052
Home Improvement	69	7	19	43
Total	1,970	212	387	1,371

Source: City-Data 2013 (Home Mortgage Disclosure Act (HMDA), 2009).

*"Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

2. Development Costs

Development costs are key factors in determining housing affordability. Development costs include the price of raw land, improvements, labor, and construction.

Land Costs

A sample review (**Table 3-8**) of property listings for land in Poway indicates that few unimproved residential lots are available for purchase. Properties with the lowest values in Poway are typically larger lots in outlying areas with no urban services and low physical capability for residential development. Property with the highest values in Poway are typically those that are "ready to build" with urban services and/or zoning entitlements. The sample listings in Table 3-8 are all single-family lots that may not be ready-to-build. The average per acre price of these properties is \$144,132 in January 2013.

**Table 3-8
Vacant Land Prices
City of Poway**

Housing Type and Acres	Lot Size (acres)	Advertised Price	Average \$/acre
Single Family Residential	4.85	\$795,000	\$144,132
	2.61	\$749,000	
	6.50	\$295,000	
	1.25	\$199,000	
	1.02	\$112,000	
	1.01	\$99,000	

Source: Land Watch listings, January 2013.

Labor Costs

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

Construction Costs

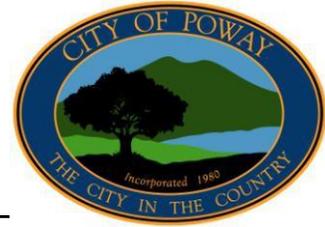
Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration, can increase the cost of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type V wood frame housing. Estimates are based on “good” quality construction, providing for materials and fixtures well above the minimum required by State and local building codes. According to the ICC’s local chapter estimates, the average per square foot cost for good quality housing is approximately \$200-\$250 for single-family housing and \$175-\$200 for multi-family housing.

A reduction in amenities and the quality of building materials can result in lower sales prices and rental rates. The increased use of prefabricated factory-built or manufactured housing, which is permitted in all residential districts in the City (consistent with California law), may provide for lower-priced housing by reducing construction and labor costs.

Although construction costs are a significant portion of the overall development cost, the City can do little to mitigate its impact. Because construction costs in Poway are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

Chapter 4

Housing Resources



This Chapter summarizes the resources available for the development, rehabilitation, and preservation of housing in Poway. The analysis includes an evaluation of the adequacy of the City's land inventory to accommodate Poway's regional housing needs goals for the 2013-2020 housing cycle. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs are also analyzed in this Chapter.

A. Regional Housing Needs Assessment (RHNA)

Future housing need refers to the share of the regional housing need that has been allocated to Poway. The State Department of Housing and Community Development (HCD) assigns a numeric regional housing goal to the San Diego Association of Governments (SANDAG). State law requires that individual communities play an active role in ensuring that enough housing is available to meet expected population growth in San Diego County. Approximately every eight years, the San Diego Association of Governments (SANDAG) is authorized to set forth specific goals for the amount of new housing that should be produced in each member jurisdiction over a specified time period, in this case 2013-2020. SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

The new Regional Housing Needs Assessment (RHNA) for the SANDAG region was adopted in October 2011. This RHNA covers an 11-year planning period (January 2010 through December 2020). The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period. Overall, the region needs to plan for an additional 161,980 units for the 2013-2020 cycle. This number was adopted by SANDAG in conjunction with the Regional Transportation Plan (RTP) in 2011. The allocation is based on the maximum number of affordable housing units/opportunities each jurisdiction can provide given the financial resources and regulatory measures available during the housing element cycle. The City of Poway's share of regional future housing needs is a total of 1,253 new units representing 0.8 percent of the total regional housing need. The 1,253 units allocated to Poway must be planned for units affordable to all income levels. This allocation is

City of Poway
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distributed into four (4) income categories as shown (**Table 4-1**). The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over-concentration of lower income households in one community. The City is not required to build these units, but must show it has sites with adequate zoning and development standards that could accommodate the housing units during the current cycle.

Table 4-1
Regional Housing Needs Assessment (RHNA)
1/1/2010-12/31/2020

	Poway	Percent of Total*	Region	Percent of Total**
Total housing units	1,253	100%	161,980	100%
Very Low***	201	16.0%	36,450	22.5%
Low	152	12.1%	27,700	17.1%
Moderate	282	22.5%	30,610	18.9%
Above Moderate	618	49.3%	67,220	41.5%

*SANDAG Final RHNA

**HCD RHNA Determination

***50% to be Extremely Low

Income

Note: Income categories are based on Area Median Income (AMI) and include:

- Extremely Low Income (less than or equal to 30% of the AMI)
- Very Low Income (greater than 30% and less than or equal to 50% of the AMI)
- Low Income (greater than 50% and less than or equal to 80% of the AMI);
- Moderate Income (greater than 80% and less than or equal to 120% of the AMI);
- Above-Moderate Income (greater than 120% of the AMI).

B. Available Sites for Housing

1. Credits towards the RHNA

Since the RHNA uses January 1, 2010, as the baseline for growth projections for the Housing Element planning period of 2013-2020, jurisdictions may count the number of new units built or issued certificates of occupancy since January 1, 2010, toward their RHNA. According to City of Poway's Building Division data, 162 building permits for new residential housing units (including 52 acquisition/rehabilitation units) were issued since January 1, 2010 as follows:

- 2010: 90 dwelling units [77 – Brighton Place (31 Very Low and 46 Low); [13 Above Moderate]
- 2011: 10 dwelling units [10 Above Moderate]
- 2012: 62 dwelling units [52 - Orange Gardens (26 Very Low and 26 Low); [10 Above Moderate]

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These units will apply as credits toward meeting the RHNA in the 2013-2020 Housing Cycle. **Table 4-2** summarizes Poway’s credits and the remaining housing need through December 31, 2020:

**Table 4-2
RHNA Credits and Remaining Need**

Income	RHNA	New Construction Credits (2010-2012)	Remaining Need
Very Low (<50% AMI)	201	57	144
Low (51-80% AMI)	152	72	80
Moderate (81%-120% AMI)	282	0	282
Above Mod (>120% AMI)	618	33	585
Total	1,253	162	1,091

The New Construction Credits in the above Table 4-2 include the construction of two affordable housing developments. Brighton Place was newly constructed in 2010 and included a total of 77 affordable housing units (31 Very Low Income and 46 Low Income). Orange Gardens, which was previously a market-rate apartment development, was recently converted to a 52 unit affordable housing development (26 Very Low Income and 26 Low Income) through an acquisition/rehabilitation program and is eligible for site credits through the State’s Adequate Site Program Alternative.

Over the last several years, affordable housing projects in Poway that have been built include Parkview Terrace, Brookview Village, Hillside Village, Los Arcos Senior Housing and Solara. Recently built projects include Orange Gardens and Brighton Place. These two developments have similar densities to those projects built in previous years. Many of these developments were approved with the Affordable Housing Overlay Zone (AHOZ), which originally allowed up to 25 dwelling units per acre. The densities of the projects described above are listed in **Table 4-3** below.

**Table 4-3
Sample Densities of Constructed Affordable Housing Projects**

Project	Units per Acre
Parkview Terrace	20.9
Brookview Village	19
Hillside Village	8.9 *
Los Arcos	25
Solara	22.4
Orange Gardens	26
Brighton Place	25.6

*The reduced unit density at Hillside Village compared to the other listed projects was due to the steep topography and habitat preservation requirements of the site.

2. Residential Sites Inventory

Pursuant to State law, the City must show that it has adequate sites with proper zoning and development standards that could accommodate Poway's regional housing goal identified in Table 4-1. The new Residential Sites Inventory (**Table 4-4**) table is an important component of the Housing Element Update and lists sites for Very Low Income (includes Extremely Low Income), Low Income and Moderate Income households. The Residential Sites Inventory for Above Moderate Income properties is included as **Table 1 in Appendix A**. In preparing the inventory, the City completed a thorough analysis of properties in the City. This included conducting a review of vacant and underutilized properties within the City using the City's Geographic Information System (GIS), County Assessor's parcel data, aerial photos, and field surveys. The focus of the land inventory was on properties that have the following characteristics:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses;
- Underutilized residentially zoned sites, which may be developed at a higher density; and
- Non-residentially zoned sites that could be redeveloped or rezoned for residential use.

The focus of the land inventory was targeted on available vacant and underutilized properties zoned residential, mixed use, or commercial that allows residential development, and could accommodate additional housing densities to meet the City's RHNA. A goal for the identification of Very Low, Low and Moderate Income households was to identify publicly-owned properties as a priority and minimize the number of privately-owned properties in the new Residential Sites Inventory. All of the properties were evaluated in accordance with State law (Government Code Section 65583) and the Adequate Sites Program. The City's analysis for the sites identified for Very Low, Low and Moderate Income households identified those sites with the greatest potential for multi-family housing development. The sites included in the new Residential Sites Inventory exhibited one or more of the following characteristics on each property:

- Owned by the City of Poway or the Poway Housing Authority;
- Adequately sized to accommodate multi-family housing (including parcels that could be combined);
- Limited amount of physical environmental constraints, including lands with sensitive habitat, wetlands, floodplains, steep topography, and archeological resources;
- Accessible to and from the local circulation system and neighborhood community services;
- Accessible to water and wastewater lines and other public infrastructure;
- Located adjacent to properties with similar densities and could maintain land use compatibility; and
- Zoned for or allows residential development.

The majority of remaining vacant residential land in the City is within the rural areas and is not appropriate for the higher densities required for moderate, low, or very low income housing units. These properties have significant development constraints such as steep topography, are located within the Habitat Mitigation Area of the PSHCP, have poor access, may not be served by City water as currently planned, are not served by City sewer, and are not located in proximity to transit service or neighborhood commercial services. Many of these properties are also subject to Proposition FF, which would require a vote by the residents of Poway for any density increases in the Rural Residential zones and Open Space zones, or to add residential units in the Business Park (South Poway Specific Plan). Due to these constraints, there is limited vacant land in the City suitable for the development of multi-family housing.

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The new Residential Sites Inventory for Very Low, Low and Moderate Income households identifies the individual properties and includes other parcel information for each property. Of the 28 parcels identified in the inventory, ten (10) of the properties were included in the previous Housing Element Update cycle. Five of those ten are privately-owned and are split among three ownerships. The inventory includes 18 new properties, of which 12 parcels are privately owned; however, the 12 parcels are split among only five ownerships. All of the sites in the inventory are proposed to have an Affordable Housing Overlay Zone (AHOZ) applied on them. Six (6) of the sites already have an AHOZ. **Table 4-4** shows the Assessor's Parcel Number, zoning, owner and/or current use, address or location, anticipated number of dwelling units per acre, and total unit capacity per income category for each parcel. The "Net Acreage" field in Table 4-4 refers to the amount of land on the parcel which does not have physical constraints that prevent development from occurring. The physical land constraints include presence within the floodway, presence of easements and/or right-of-ways, or steep slopes. The "Parcel" field in Table 4-4 refers to the number representing each individual parcel in Figures 4-1 through 4-7.

The new Residential Sites Inventory list for Above Moderate Income households is identified in **Table 1 of Appendix A**. This list identifies mainly vacant land within a variety of residentially-zoned areas including Rural Residential-A (RR-A), Rural Residential-B (RR-B), Rural Residential-C (RR-C), Residential Single Family-1 (RS-1), Residential Single Family-2 (RS-2), Residential Single Family-3 (RS-3), Residential Single Family-4 (RS-4) and Residential Single Family-7 (RS-7). There are some properties on the list that are zoned Planned Community (PC), Planned Residential Development (PRD), Residential Condominium (RC) and Open Space – 1 Dwelling Unit (OS-1DU). These zoning districts all allow residential uses. Overall this inventory has the capacity to accommodate the 618 Above Moderate Income units required by the RHNA.

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Table 4-4
Residential Sites Inventory (Land Available for Very-Low, Low, and Moderate Income Housing Units)

Site	Parcel	APN	Location	Owner	Site Acres		Zoning/Land Use/Density (Existing)			Income Category/Overlay Zone						TOTAL
					Gross	Net	Zone/Land Use Designation	Units/Acre	Potential Units	Target Density	Very Low Units	Low Units	Mod Units	Above Mod Units	Overlay Applied	
Park and Ride	1	3144346600	Community/Twin Peaks	CITY OF POWAY	6.77	2.00	RS-7	8	16	8-12	0	0	16	0	Existing	16
Twin Peaks	2	3211902800	Twin Peaks west of Espola	POWAY HOUSING AUTHORITY	2.15	1.80	RS-4	4	8	12-20	0	0	22	0	Existing	22
Monte Vista North	3	2754606100	Monte Vista Rd.	POWAY HOUSING AUTHORITY	2.06	2.06	CO	25	51	20-30	0	41	0	0	Existing	41
Community Business (Town Center)	4	3174906900	12941 Poway Rd. (Poway Fun Bowl)	POWAY ENTERTAINMENT CO. LLC	2.21	1.64	CB	12-20	19-32	30	0	0	49	0	Future	49
Mixed Use South (Town Center)	5	3174905700	12957-63 Poway Rd. (car rent/RV)	DARR, RICHARD M TRUST	1.24	0.93	MU	12-20	11-18	30	0	0	28	0	Future	28
Mixed Use South (Town Center)	6	3174720100	13021-25 Poway Rd.	POWAY HOUSING AUTHORITY	2.60	2.00	MU	12-20	24-20	20-30	0	40	0	0	Existing	40
Mixed Use North	7	3171010300	13036 Poway Rd. (wood lot)	DARR, RICHARD M TRUST	0.44	0.33	MU	12-20	4-6	30	0	0	10	0	Future	10
Mixed Use North	8	3171010400	13044 Poway Rd. (Rental)	O'CONNOR, MANN, WRIGHT	1.34	1.00	MU	12-20	12-20	30	0	0	30	0	Future	30
Mixed Use North	9	3171010500	13056 Poway Rd. (Rental)	O' CONNER, MANN, WRIGHT	0.92	0.69	MU	12-20	8-13	30	0	0	21	0	Future	21
County Yard	10	3171521400	12341 Oak Knoll Rd.	POWAY HOUSING AUTHORITY	3.18	2.20	CB	12-20	44	24-30	54	0	0	0	Existing	54
Mixed Use North (Tarascan)	11	3171010600	13100 Poway Rd.	CITY OF POWAY	1.54	1.54	MU	12-20	30	22-30	34	0	0	0	Future	34
Mixed Use South (Town Center)	12	3174721800	13033 Poway Rd.	CITY OF POWAY	1.83	1.83	MU	12-20	22-37	22-30	40	0	0	0	Future	40
Mixed Use South (Town Center)	13	3174722400	13053 Poway Rd.	CITY OF POWAY	0.33	0.33	MU	12-20	4-6	30	7	0	0	0	Future	7
Mixed Use South (Town Center)	14	3174720600	13031 Poway Rd.	POWAY HOUSING AUTHORITY	0.31	0.31	MU	12-20	4-6	30	0	4	0	0	Existing	4

(Table continued on the next page)

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Table 4-4 (continued)

Site	Parcel	APN	Location	Owner	Site Acres		Zoning/Land Use/Density (Existing)			Income Category/Overlay Zone						TOTAL
					Gross	Net	Zone/Land Use Designation	Units/Acre	Potential Units	Target Density	Very Low Units	Low Units	Mod Units	Above Mod Units	Overlay Applied	
Mixed Use South (Town Center)	15	3174722500	13029 Poway Rd.	CITY OF POWAY	0.29	0.29	MU	12-20	5	30	9	0	0	0	Future	9
Mixed Use South (Town Center)	16	3174906800	12947 Poway Rd.	LG ENTERPRISES POWAY	0.69	0.69	CB	12-20	10	12-20	0	0	10	0	Future	10
Oak Knoll Rd.	17	3175001000	0 Oak Knoll Rd. (12702)	HARMON FAMILY TRUST B 07-02-90	1.33	1.33	RS-7	8	10	8-12	0	0	11	0	Future	11
Oak Knoll Rd.	18	3175000200	0 Oak Knoll Rd. (12702)	HARMON FAMILY TRUST B 07-02-90	1.36	1.36	RS-7	8	10	8-12	0	0	11	0	Future	11
Oak Knoll Rd.	19	3175000900	0 Oak Knoll Rd. (12702)	HARMON FAMILY TRUST B 07-02-90	1.45	1.45	RS-7	8	11	8-12	0	0	12	0	Future	12
Oak Knoll Rd.	20	3175000300	0 Oak Knoll Rd. (12702)	HARMON FAMILY TRUST B 07-02-90	1.36	1.36	RS-7	8	11	8-12	0	0	11	0	Future	11
Oak Knoll Rd.	21	3175001200	0 Oak Knoll Rd. (12702)	HARMON FAMILY TRUST B 07-02-90	0.99	0.50	RS-7	8	4	8-12	0	0	4	0	Future	4
Oak Knoll Rd.	22	3175001400	12702 Oak Knoll Rd.	HARMON FAMILY TRUST B 07-02-90	1.00	1.00	RS-7	8	8	8-12	0	0	10	0	Future	10
Oak Knoll Rd.	23	3175001300	12650 Oak Knoll Rd.	HARMON FAMILY TRUST B 07-02-90	0.80	0.80	RS-7	8	6	8-12	0	0	9	0	Future	9
Oak Knoll Rd.	24	3175001100	12624 Oak Knoll Rd.	HARMON FAMILY TRUST B 07-02-90	0.99	0.99	RS-7	8	8	8-12	0	0	9	0	Future	9
Espola @ Twin Peaks	25	3211903100	14530 Espola Rd. (Soccer Site)	14530 ESPOLA LLC	4.85	2.20	RS-4	4	8	8-12	0	0	10	0	Future	10
Midland @ Hilleary Pl.	26	3171224200	13505 Midland Rd.	JACKSON DONNA L	1.00	1.00	CO	12-20	15	8-12	0	0	9	0	Future	9
Constructed Projects																
Orange Gardens	27	3175406900	12510 Oak Knoll Rd.	POWAY FAMILY HOUSING PARTNERS, LLC	1.98	1.98	RA	12-20	55	30	26	26	0	0	--	52
Brighton Place	28	3142206900 3142207000	14045 Brighton Ave.	POWAY HOUSING AUTHORITY	3.97	3.97	RA	12-20	48-79	22	31	46	0	0	--	77
TOTAL											201	157	282	---	--	640
2013-2020 RHNA											201	152	282	618	--	1,253

FIGURE 4-1 LAND INVENTORY (SITE 1)

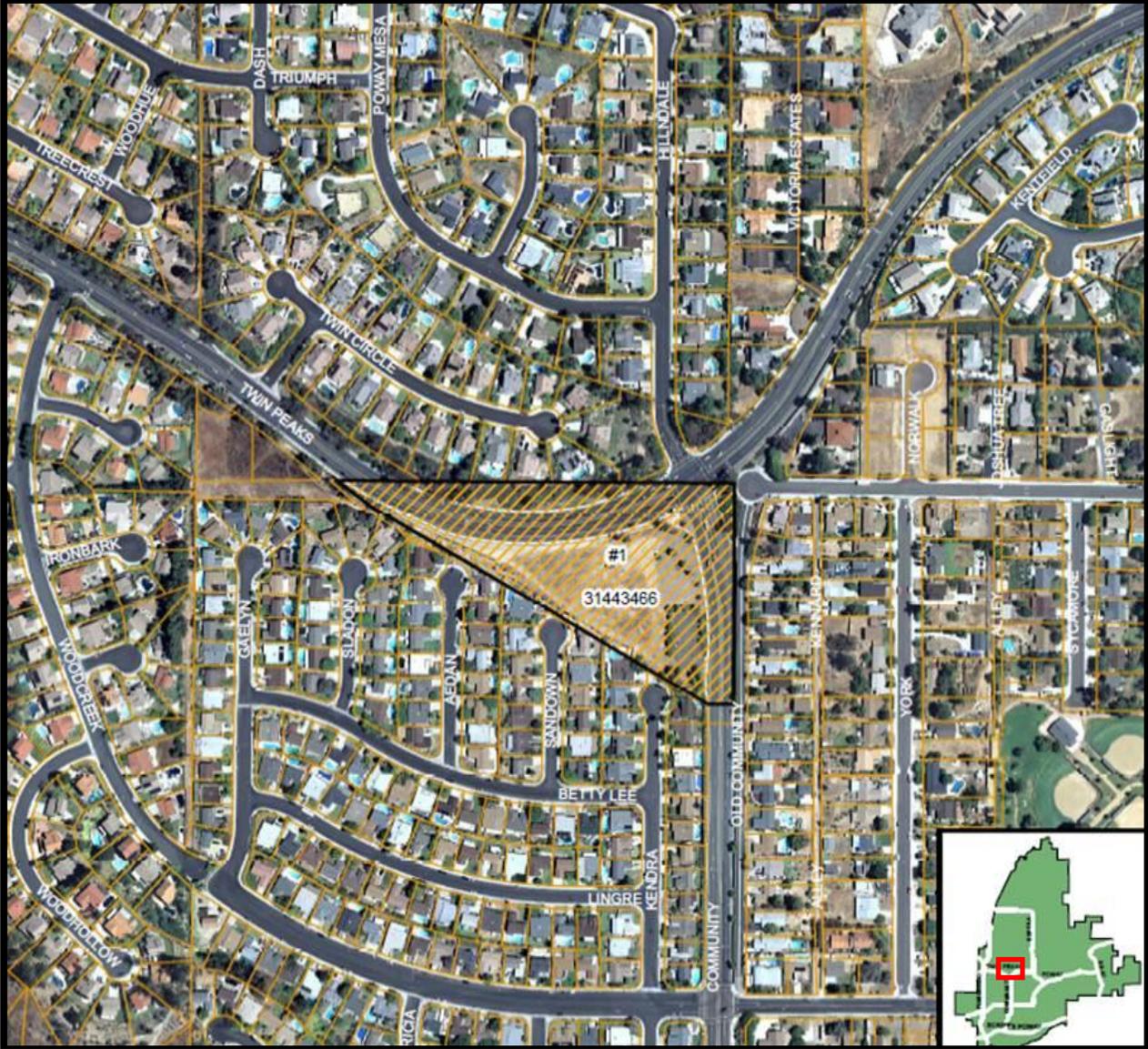


FIGURE 4-2 LAND INVENTORY (SITES 2 & 25)

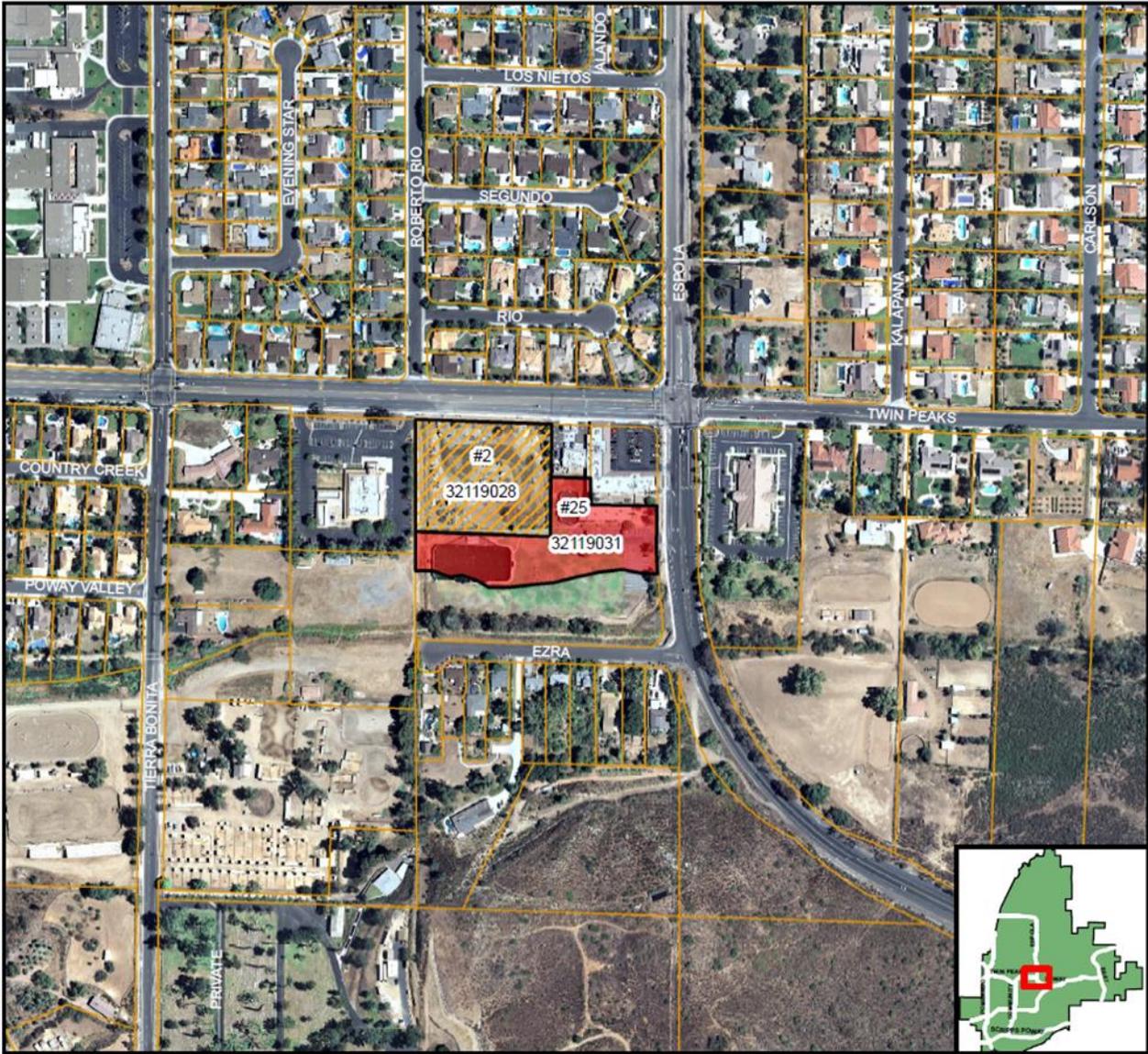


FIGURE 4-3 LAND INVENTORY (SITE 3)

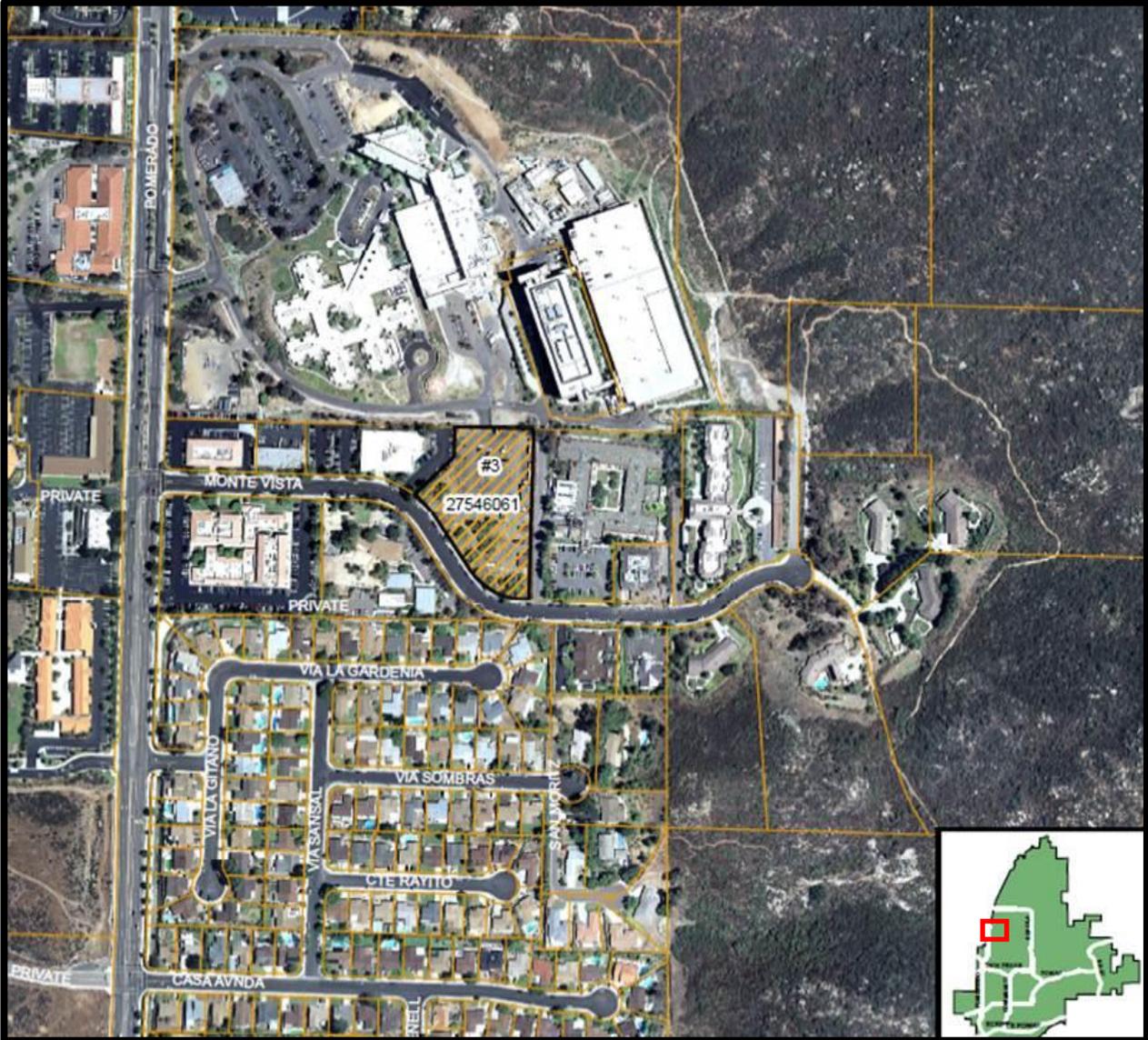


FIGURE 4-4 LAND INVENTORY (SITES 4-9 & 11-16)

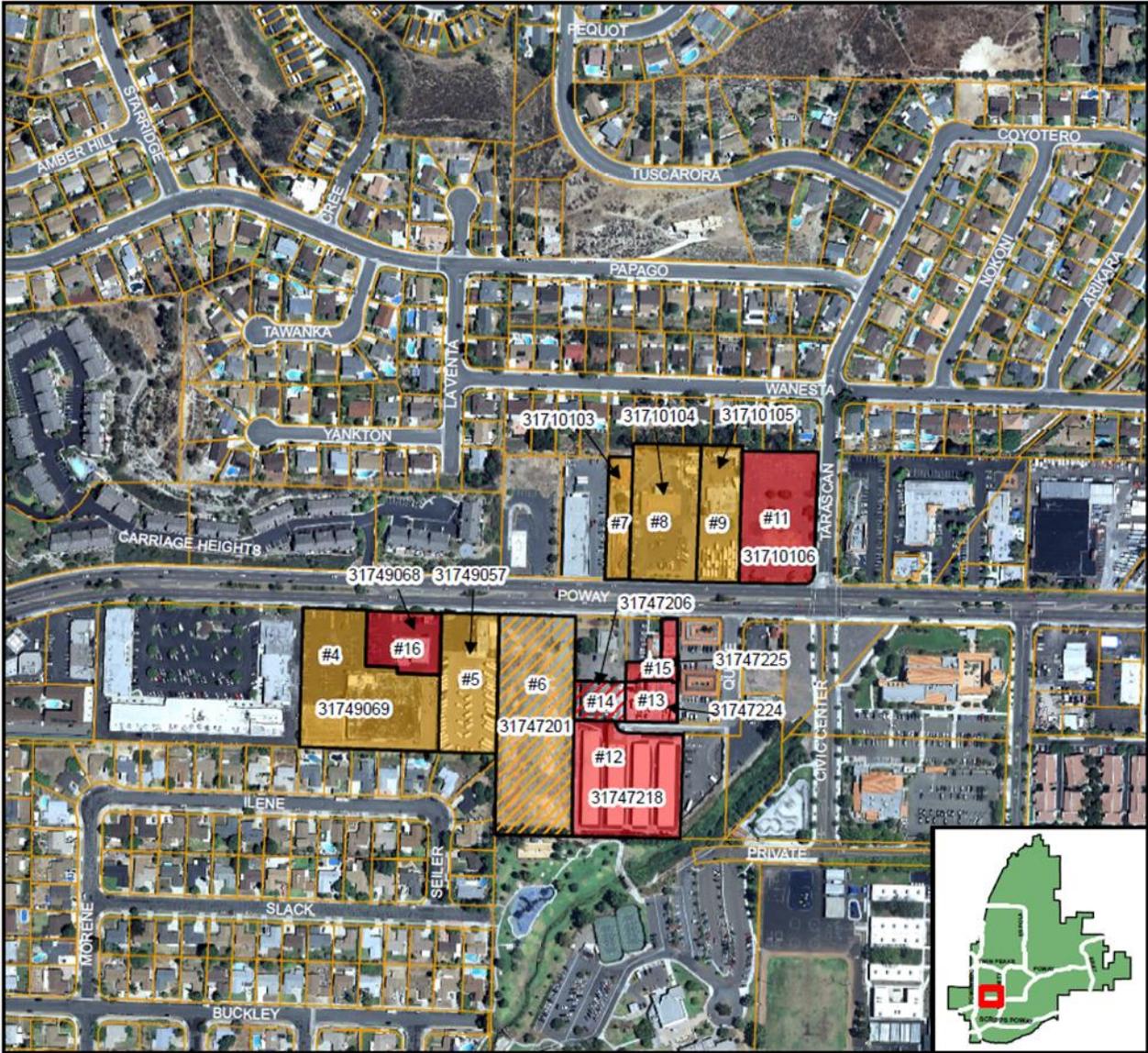


FIGURE 4-5 LAND INVENTORY (SITES 10, 17-24 and 27)

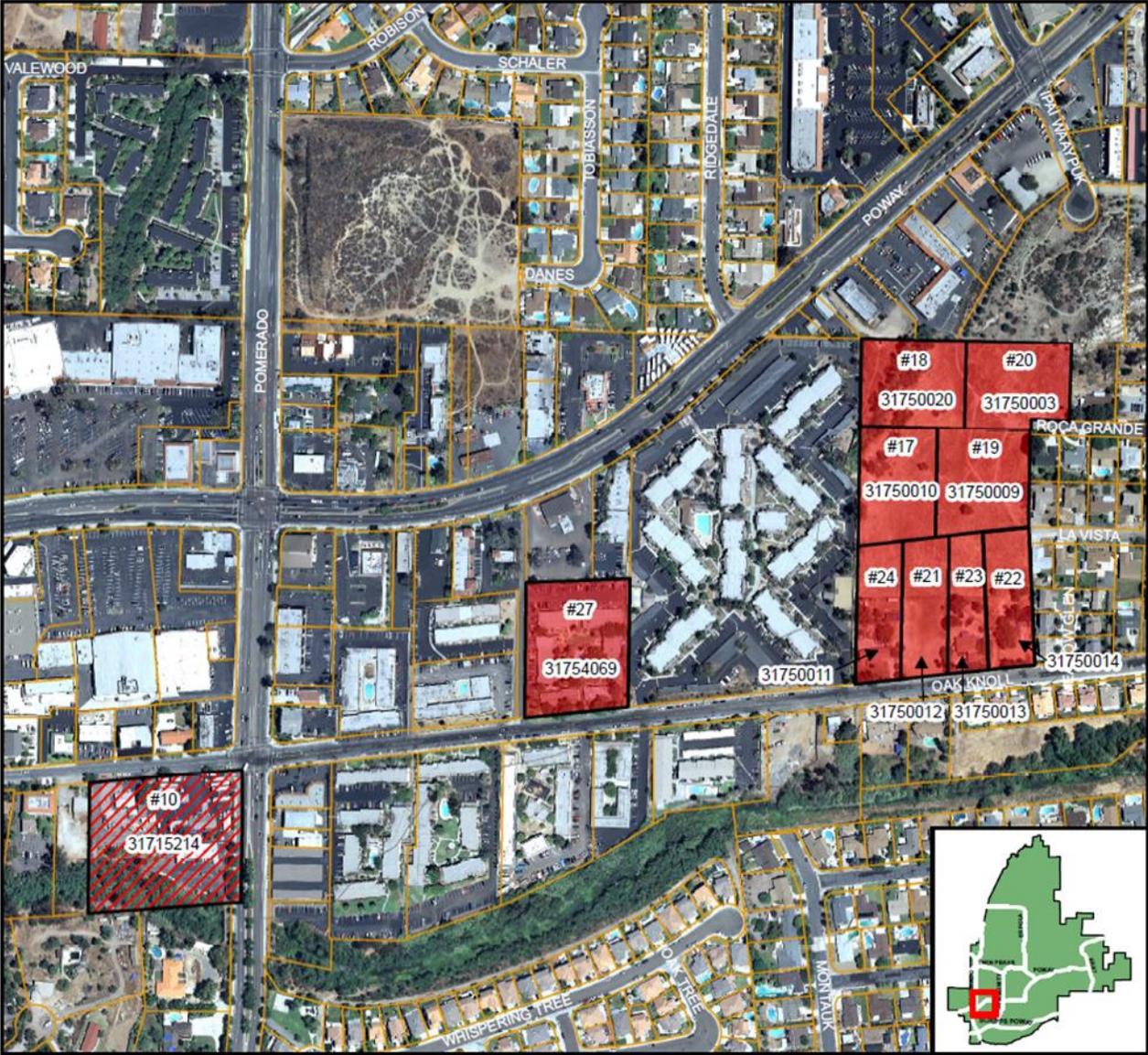


FIGURE 4-6 LAND INVENTORY (SITE 26)

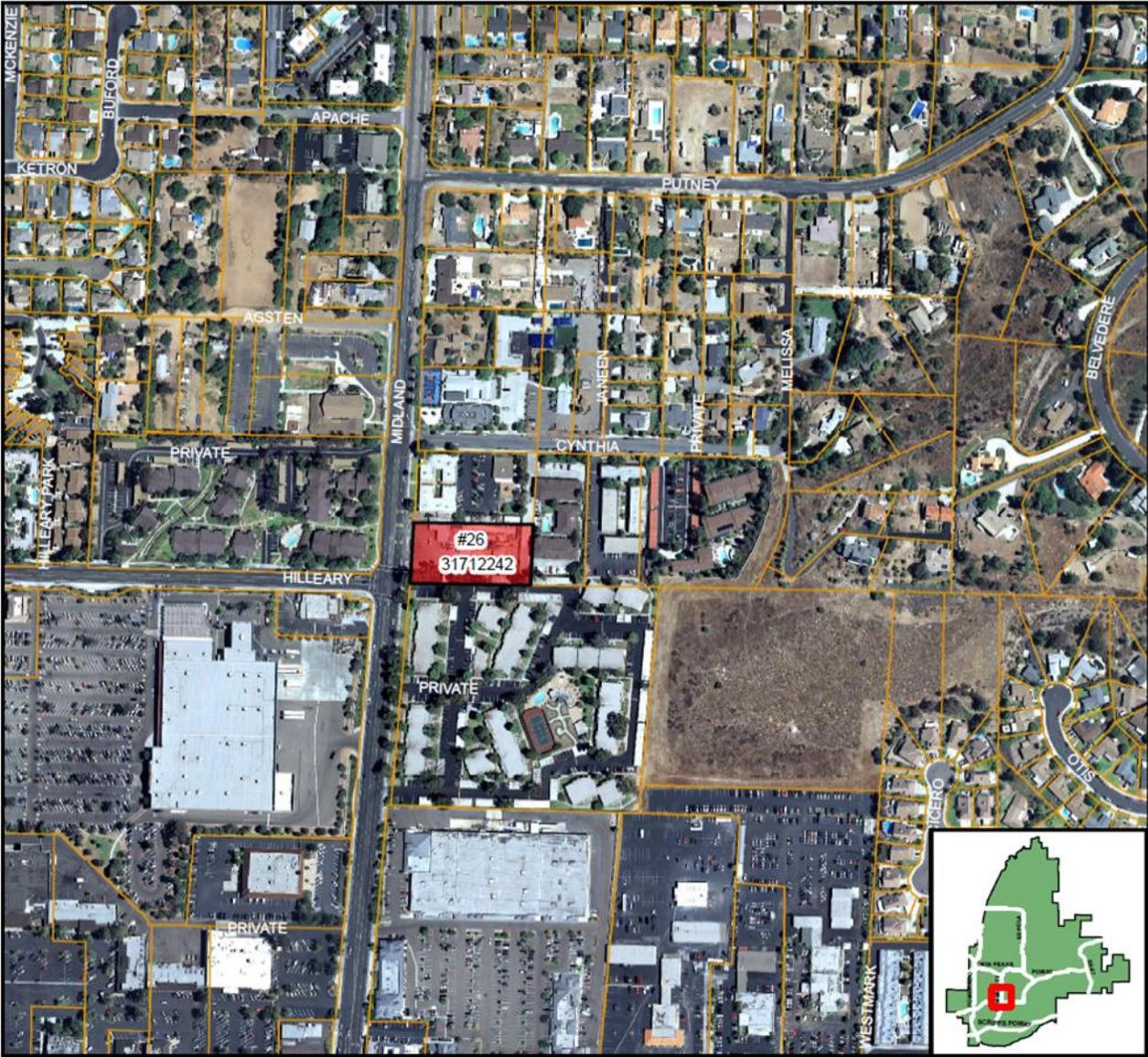
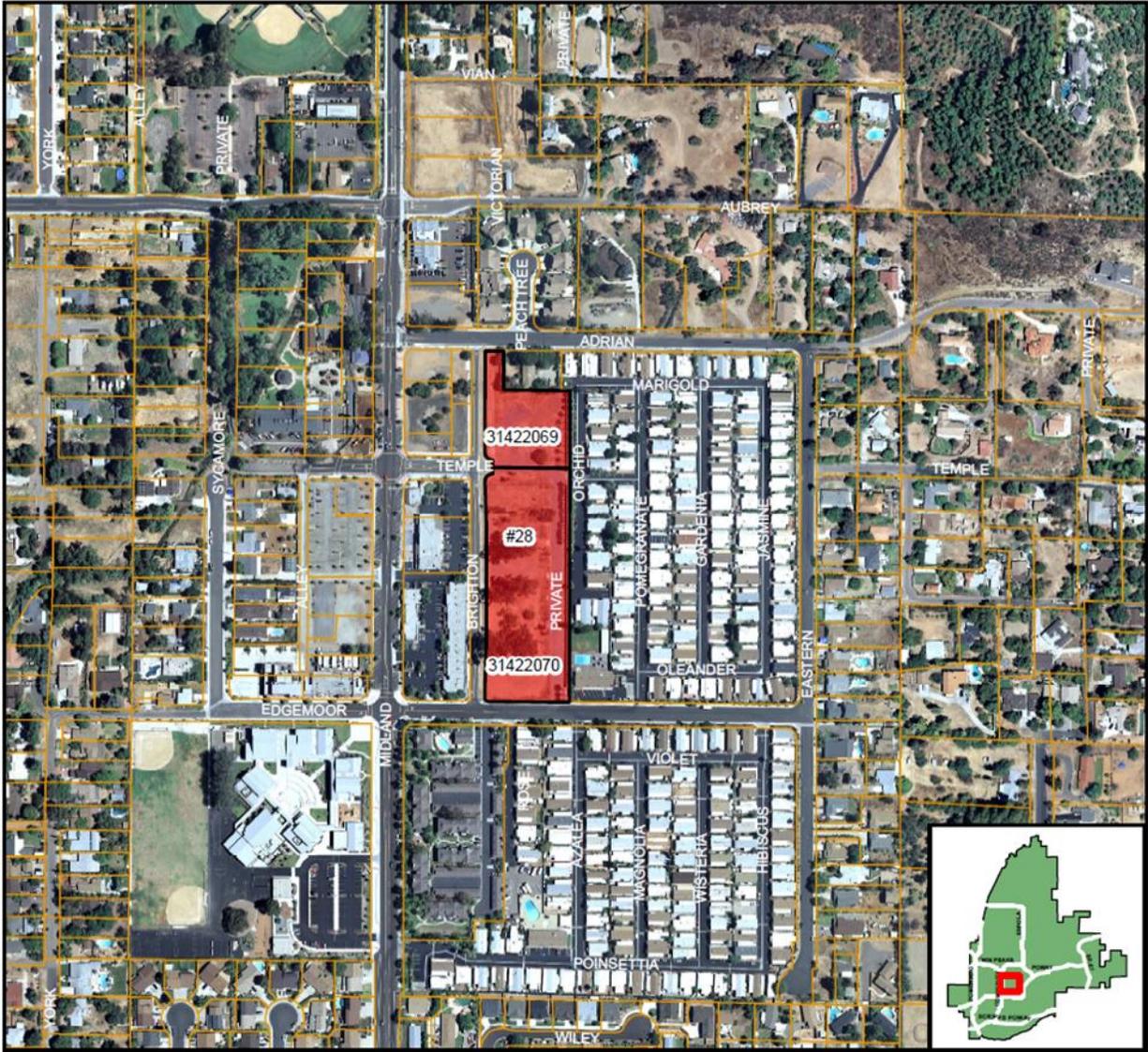


FIGURE 4-7 LAND INVENTORY (SITE 28)



3. Realistic Density Calculation

Sites for Very Low, Low and Moderate Income Housing

All of the properties identified in **Table 4-4** allow residential development. The assessment of each of the sites contained later in this section is a response to the State requirements for site analysis. Because the City of Poway and the Poway Housing Authority control several of the sites in the Table, it is expected that the maximum feasible unit yields will be met. As is shown in the site inventory analysis later in this section, the City can meet the Housing Element requirements with the current site inventory as proposed.

The Housing Element Update identifies a maximum density of 30 dwelling units per acre for some of the very low, low and moderate income sites. The City will utilize the site plan evaluation completed for the Solara affordable housing project, built in 2007, as a realistic density calculation tool, which is representative of the other properties in the inventory. The Solara site is irregular in shape, but has good access and did not require additional dedications for public improvements. Solara was constructed at a net density of 22.4 dwelling units per acre, with a height limit of 35 feet within 2 stories, lot coverage of 50%, reduced setbacks, and a reduced parking ratio of 1.6 spaces per unit.

Similar concept designs were prepared in past years on other affordable housing sites identified in the previous Housing Element utilizing modified development standards similar to Solara. Placement of AHOZs on the sites will allow a maximum density of 30 units per acre, which will allow the potential of reduced development standards to achieve that density.

In addition, the City will continue to evaluate establishing standards for residential development in the MU, TC, and CO zones. The City will amend the zoning ordinance to establish development standards for mixed use projects in each of these zones to facilitate the conversion of commercial sites to commercial and residential (see Program 16 in Chapter 6).

The sites listed in Table 4-4 represent a realistic unit yield for the reasons summarized below:

- The majority of the sites identified are infill properties with access to existing public infrastructure (streets, sewer, water, etc.). The others are vacant and may need sewer and water service line extensions.
- While individual environmental review will be conducted prior to development of each site, some of the sites listed have environmental constraints that would limit the unit yield.
- As an added incentive, the AHOZ densities of up to 30 dwelling units per acre would be allowed on the properties that allow mixed use development. It is highly likely that the highest economic potential will be residential development as part of a mixed use development given the scarcity of vacant land in Poway as well as the San Diego region that would support multi-family development.

Sites for Above Moderate Income Housing

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified

site must account for land use controls and site improvements. The **Residential Sites Inventory for Above Moderate Income, Table 1 in Appendix A**, utilizes a conservative estimate to demonstrate realistic capacity for development in residential zones. This estimate is based on existing patterns of development in residential areas and was derived using analysis of densities on properties in residential areas.

Most residential zone districts in Poway establish a maximum range of allowable density. For example, density within the R-4 zone has a maximum of four (4) dwelling units per acre. For purposes of calculating the realistic capacity of sites in Table 1 of Appendix A, Residential Sites Inventory for Above Moderate Income, the maximum allowable density was used in these districts but site constraints were also considered.

4. Site Analysis

Site 1 (Park and Ride)

This site is zoned Residential Single Family (RS-7). This site is vacant and owned by the City of Poway. This site was identified for affordable housing in the previous Housing Element. The site is located adjacent to other residential neighborhoods.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is vacant, but is considered an infill property that is surrounded by residential development. Water and sewer will be extended at the time of construction.
- Method used to calculate Realistic Capacity: The existing RS-7 zone allows for up to 8 dwelling units per acre. While the site is over 6 acres in size, 2 net acres was used to calculate the unit yield due to the irregular shape of the parcel and the fact that a portion of the property is located within City right-of-way. An AHOZ was placed on the site in 2012, which allows for up to 30 dwelling units per acre. This site is targeted for 16 Moderate Income affordable housing dwelling units.

Site 2 (Twin Peaks)

This site is zoned Residential Single Family (RS-4). This site was identified for affordable housing in the previous Housing Element. This site is vacant and is owned by the Poway Housing Authority.

- Environmental Constraints: Approximately 0.38 acres of the 2.15 acre site is located within a flood plain. As a result, approximately 1.8 acres is developable. The site is a current brownfield site and has an active remediation process associated with it.
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water and sewer will be extended at the time of construction.
- Method used to calculate Realistic Capacity: It is anticipated that this site would be developed with moderate income housing at a density of 12-20 dwelling units per acre which is comparable to the City's density for

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townhome/condominium developments that have been built in the City. A net acreage of 1.8 acres, which excludes the area in the flood plain, was used to calculate the density. An AHOZ was placed on the site in 2012. This site is targeted for 22 Moderate Income affordable housing dwelling units.

Site 3 (Monte Vista)

This site is zoned Commercial office (CO). This site was identified for affordable housing in the previous Housing Element. This vacant site is owned by the Poway Housing Authority. Predevelopment planning of this site had occurred and an Exclusive Negotiating Agreement (ENA) had been completed, but since expired.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by office, hospital and residential uses. Water and sewer will be extended at the time of construction.
- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. As discussed earlier in this section under *Realistic Density Calculation*, a maximum density of 30 dwelling units could be met with a portion of the project at 3 stories or 35 feet in height and with underground parking. A targeted density range of 20-30 units per acre is proposed for this site. An AHOZ was placed on the site in 2012. This site is targeted for 41 Low Income affordable housing dwelling units.

Sites 4 and 5 (Community Business/Mixed Use South - Town Center Planning Area)

These parcels are located within the Town Center Planning Area (**Figure 4-7**). Site 4 is zoned Community Business (CB) and contains an existing Bowling Alley. Site 5 is zoned Mixed Use and contains an existing Recreational Vehicle storage and a car rental business. These sites were identified for affordable housing in the previous Housing Element. Both properties are privately owned. Both properties are considered underutilized with the current land uses on them. Within the past several years, Poway has experienced significant interest from development teams interested in acquiring properties that allow mixed use development for the purpose of building multi-family housing.

The opportunity for mixed use development in the commercial areas of Poway was established in the mid 1990's in response to economic studies that showed the amount of commercially zoned land on Poway Road exceeds the retail demand of the local population. There is limited infill retail potential along Poway Road due to small size lots, irregular parcel configurations and ingress/egress issues. Because of these geographic constraints these properties do not yield enough contiguous developable property to meet the demands of many types of commercial developments. The demand to re-develop underutilized commercial properties with multi-family residential has increased significantly due to the lack of residential land in the region.

Site 4, which is zoned Community Business, allows mixed use development including residential uses. The adjacent Site 5 is zoned Mixed Use and also allows for residential uses. Both sites are located immediately to the west of other sites discussed below.

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- Environmental Constraints: None. Both properties are currently developed and are considered infill properties appropriate for conversion to residential uses.
- Existing and Planned Infrastructure Capacity: Both sites are infill properties surrounded by developed parcels. Water and sewer is currently provided to both sites and both have good access off of a major arterial, Poway Road.
- Method used to calculate Realistic Capacity: The capacity assumptions for these properties take into account the development standards that have been approved on previously built affordable housing projects within the City. As part of this Housing Element Update, these sites are proposed for AHOZs to be applied to allow densities of up to 30 dwelling units per acre. Site 4 is targeted for 49 Moderate Income units and Site 5 is targeted for 28 Moderate Income dwelling units.

Figure 4-8
Town Center Planning Area



Site 6 (Mixed Use South/Town Center Planning Area)

This site is zoned Mixed Use (MU), which allows for residential uses. This site was identified for affordable housing in the previous Housing Element. This vacant site is owned by the Poway Housing Authority. It is also located within the Town Center Planning Area.

- Environmental Constraints: None. While currently vacant, the property was previously developed.
- Existing and Planned Infrastructure Capacity: This property is an infill parcel and is surrounded by developed parcels. Water and sewer is currently provided to both sites and both have good access off of a major arterial, Poway Road.
- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. An AHOZ was placed on the site in 2012 allowing up to a maximum of 30 dwelling units per acre. A targeted density range of 20-30 units per acre is proposed for this site. This site is targeted for 40 Low Income affordable housing dwelling units.

Sites 7, 8, and 9 (Mixed Use North)

These properties are all zoned Mixed Use (MU), which allows for residential uses. These sites were identified for affordable housing in the previous Housing Element. All three of these properties are also privately owned. Site 7 contains an existing wood lot and firewood sales are conducted from the site. Sites 8 and 9 are under the same ownership and are occupied by existing equipment and RV rental businesses.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: All of the sites are considered infill properties that are surrounded by commercial and residential development. Water and sewer will be extended at the time of construction.
- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. As part of this Housing Element Update, these sites are proposed for AHOZs to be applied to allow densities of up to 30 dwelling units per acre. Site 7 is targeted for 10 Moderate Income units. Site 8 is targeted for 30 Moderate Income units. Site 9 is targeted for 21 Moderate Income dwelling units.

Site 10 (County Yard)

This site is zoned Community Business (CB) which allows mixed use developments with residential uses. This site is owned by the Poway Housing Authority and was formerly used as a public bus yard. It is currently being used as a commercial business and storage yard. The site is located adjacent to single family homes, office uses, a convenience store, and a day care center.

- Environmental Constraints: The southern portion of the site is within the 100 year floodway, resulting in a developable net acreage of approximately 2.2

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net acres.

- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water and sewer is provided to the site and the site has access off of both a major arterial and collector streets, Pomerado and Oak Knoll Roads.
- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. An AHOZ was placed on the site in 2012 allowing up to a maximum of 30 dwelling units per acre. A targeted density range of 24-30 units per acre is proposed for this site. This site is targeted for 54 Very Low Income affordable housing units.

Site 11 (Mixed Use North-Tarascan)

This site is zoned Mixed Use (MU), which allows for residential uses. This site is owned by City of Poway and currently used as an overflow parking lot for the Poway Community Park. It is located adjacent to single family homes, fast food restaurants, and an equipment rental business.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water and sewer is provided to the site and the site has its access off Poway Road and Tarascan Drive.
- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. As part of this Housing Element Update, this site is proposed for an AHOZ to be applied to allow densities of up to a maximum of 30 dwelling units per acre. A targeted density range of 22-30 units per acre is proposed for this site. This site is targeted for 34 Very Low Income affordable housing units.

Sites 12-16 (Mixed Use South)

All of these sites, except for Site 16, are zoned Mixed Use (MU), which allows for residential uses. Site 16 is zoned Community Business (CB), which also allows for mixed use, including residential uses. These properties are within the Town Center Plan area. Site 12, 13, 14, and 15, are either owned by the City of Poway or the Poway Housing Authority, while site 16 is privately owned. Site 12 is currently used as a storage facility, while sites 13, 14, and 15 are occupied by office and other professional uses. Site 16 is currently used as an automotive repair center. Site 12 is approximately 1.8 acres. Site 13 is approximately 0.3 acres. Site 14 is approximately 0.3 acres. Site 15 is approximately 0.3 acres. Site 16 is approximately 0.7 acres.

- Environmental Constraints: A small portion of the southeast corner of Site 12 is located within the floodway and 100 year floodplain.
- Existing and Planned Infrastructure Capacity: These developed sites are located adjacent to the Poway Community Park and other developed commercial properties. The sites are served by water and sewer and have their

access off of Poway Road, a prime arterial.

- Method used to calculate Realistic Capacity: The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. An AHOZ was placed on Site 14 in 2012 allowing up to 30 dwelling units per acre. As part of this Housing Element Update, all of the other sites are proposed for an AHOZ to be applied to allow densities of up to a maximum of 30 dwelling units per acre. A targeted density range of 20-30 units per acre is proposed for Site 12. Site 12 is targeted for 40 Very Low Income units. Site 13 is targeted for 7 Very Low Income units. Site 14 is targeted for 4 Low Income units. Site 15 is targeted for 9 Very Low Income units. Site 16 is targeted for 10 Moderate Income affordable housing units.
- It is anticipated that these parcels will be developed as a mixed use project. Any project approved for these sites will be required to comply with the regulations of the City's Municipal Code and California Government Code Section 65583.2(h) and 65583.2(i). The project will accommodate the housing need for very low, low and moderate income households. The site, with the application of the AHOZ, will permit owner-occupied and rental multifamily residential uses. To comply with State law, these sites require a minimum density of 20 dwelling units per acre and a minimum of 16 units per site. The AHOZ will permit densities up to 30 units per acre. Sites 13, 14 and 15 will be combined to total 20 affordable units (16 very low income and 4 low income) to ensure compliance with State law. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted

Sites 17-24 (Oak Knoll)

All of these sites are zoned Residential Single Family (RS-7), which allows for densities of up to 8 dwelling units per acre. The parcels range from approximately 0.5 net acres to 1.5 net acres in size. All of the sites are privately owned by one owner. Sites 17, 18, 19, 20, and 21 are vacant and remain undeveloped, while sites 22, 23, and 24 are occupied by single family homes. The sites are adjacent to commercial uses and residential uses including single family homes, apartments, and vacant parcels.

- Environmental Constraints: Site 18 has a small area of riparian habitat upon it, while Site 20 is on a hill with elevations ranging from 462 to 514 feet. A portion of Site 21 is within the 100 year floodplain. To the north of Site 21 is a known archaeological site. A portion of Site 20 contains archaeological resources.
- Existing and Planned Infrastructure Capacity: As stated above, Sites 17, 18, 19, 20, and 21 are vacant and remain undeveloped, while sites 22, 23, and 24 are occupied by single family homes. The undeveloped sites are not currently served by water or sewer, while the developed sites are. All of the sites have access off of Oak Knoll Road.
- Method used to calculate Realistic Capacity: As part of this Housing Element Update, all of these sites are targeted for an AHOZ to be applied to allow densities of up to 30 dwelling units per acre. Target densities will be 8-12

City of Poway 4 ▪ Housing Resources

units per acre to maintain land use compatibility with surrounding densities and the underlying zoning of RS-7. All of the sites are proposed for Moderate Income dwelling units and will have a range of 4 to 12 units each. A total of 77 Moderate Income units are proposed on a total of approximately 9.25 acres.

Site 25 (Espola at Twin Peaks)

This site is zoned Residential Single Family (RS-4). The site is approximately 4.85 acres, however due to an existing floodway/floodplain on the southern portions of the site, approximately 2.2 acres are developable. This site is privately owned and is currently developed as a soccer park. It is located adjacent to a church, gas station, and single family homes.

- **Environmental Constraints:** Slightly more than half of the property is located within the 100 year floodway, as a result approximately 2.2 acres is developable.
- **Existing and Planned Infrastructure Capacity:** The site is a developed property that is surrounded by institutional, commercial and residential development. The site is served by water and sewer and has its access off of Espola Road.
- **Method used to calculate Realistic Capacity:** The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. As part of this Housing Element Update, this site is proposed for an AHOZ to be applied to allow densities of up to 30 dwelling units per acre. The site is adjacent to another site (Site 2) identified for Moderate Income affordable housing. As the site has an underlying zoning category of RS-4, the Site is targeted for 8-12 dwelling units per acre to maintain land use compatibility with the surrounding neighborhood. This site is targeted for 10 Moderate Income affordable housing units.

Site 26 (Midland at Hilleary)

This site is zoned Commercial Office (CO), which allows mixed use development including residential uses. The site is 1.0 acre in size. This site is privately owned and is currently developed with office uses. It is located adjacent to retail uses, single family and multi-family homes. The site is considered underutilized for its current land use.

- **Environmental Constraints:** None
- **Existing and Planning Infrastructure Capacity:** The site is a developed property surrounded by commercial development, single-family and multi-family residential uses. The site is served by water and sewer and has its access off of a collector street, Midland Road.
- **Method used to calculate Realistic Capacity:** The capacity assumptions take into account the development standards that have been approved on previously built affordable housing projects within the City. As part of this Housing Element Update, this site is proposed for an AHOZ to be applied

to allow densities of up to 30 dwelling units per acre. As the site has an underlying zoning category of CO, the site is targeted for 8-12 dwelling units per acre to maintain land use compatibility due to other residential uses adjacent to it. This site is targeted for 9 Moderate Income affordable housing units.

Site 27 (Orange Gardens)

This site is zoned Residential Apartments (RA). As part of the site inventory, this existing project, which contained 55 market-rate apartments, was recently converted to 52 affordable housing units (26 very low Income and 26 Low Income) through an acquisition/rehabilitation program and is eligible for site credits through the Adequate Sites Program Alternative pursuant to Government Code Section 65583.1.

Site 28 (Brighton Place)

This site is zoned Residential Apartments (RA) and includes two parcels. Both parcels on the site total approximately 4.0 acres. This site was included in the previous Housing Element, however, was not built during the previous RHNA cycle. As part of the site inventory, this project was newly constructed in 2010. The development includes a total of 77 affordable housing dwelling units, which includes 31 Very Low Income units and 46 Low Income units and is eligible for site credits in the new RHNA.

Affordable Housing Overlay Zone (AHOZ)

As indicated above, an Affordable Housing Overlay Zone (AHOZ) will be placed on the properties in the site inventory to ensure they will develop at the densities identified. An AHOZ for the Low Income category was previously established in the Land Use Element of the General Plan. As part of the previous Housing Element implementation in Program 15, the General Plan and Zoning Code were amended in 2012 to create an AHOZ for the Moderate Income category and to modify the provisions in the Low Income category. This included providing flexible development standards that will allow the densities noted in Table 4-4 of this chapter. Also, Program 17 in the previous Housing Element resulted in an amendment to the General Plan designation and zoning on some publicly-owned sites in 2012. A total of six (6) properties now include an AHOZ. An AHOZ may be applied to property within any land use category, including non-residential categories, but not including the Open Space or Rural Residential categories.

The AHOZ for the Moderate Income category is designed to function much like a density bonus through a specific plan. Typically, a specific plan is processed concurrently with all other land use entitlements, so there is no additional processing time. The original amendment to the General Plan and Zoning Code removed the requirement for a specific plan for the Low and Very Low Income category. In order to ensure both the initial and continued affordability of housing constructed under the AHOZs, deed restrictions are required which guarantees that resale prices or rents will not exceed affordable levels and that future residents will have appropriate incomes to correspond with the price or rent restrictions.

Application of the AHOZ on existing and future sites will be implemented pursuant to the regulations of the City's Municipal Code and California Government Code Section 65583.2(h) and 65593.2(i). The City's General Plan and Municipal Code will be amended to ensure it complies with State Law. Projects using the AHOZ will accommodate 100 percent of the housing need identified for the sites in the Residential Sites Inventory. These sites will also permit owner-occupied and rental multifamily residential uses by right. To comply with State law, these sites require a minimum density of 20 dwelling units per acre and a minimum of 16 units per site. The placement of an AHOZ on these sites will allow a density of up to 30 dwelling units per acre. At least 50 percent of the very low and low-income housing need shall be accommodated on sites

designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

Mixed Use

Another technique for increasing the affordability of housing is to allow residential units in addition to commercial development on property zoned commercial. In Poway, there is a Mixed Use District comprising approximately 17 acres and located on Poway Road. Sites 5, 6, 7, 8, and 9 and 12-16 in Table 4-4 are zoned Mixed Use. In addition to the Mixed Use District, “mixed use development” is allowed with a conditional use permit in the City’s Commercial Office, Community Business, Town Center and Commercial General Districts. All existing commercially zoned property is served by necessary and adequate public facilities and services. Mixed use development can work very well because it makes commercial services more easily accessible to the residents and provides a core of customers for the businesses. It can be particularly appropriate for affordable housing because the unit yield associated with the housing is more compatible with commercial areas than with many other land uses. In addition, it can reduce the residents’ reliance on automobiles, which can reduce living costs.

The properties that allow mixed use development are located on Poway Road in the center of the City. They are located within or adjacent to the City’s Town Center Planning Area that is the subject of a future master planning effort intended to stimulate redevelopment of this area as discussed above. It is anticipated that parcels on the south side of Poway Road (Sites 12-16) will be developed as a mixed use project. Any project approved for these sites will be required to comply with the regulations of the City’s Municipal Code and comply with California Government Code Section 65583.2(h) and 65583.2(i). For the properties that are zoned Mixed Use, it was assumed that 75 percent of the parcel would develop as residential and 25 percent as commercial. However, the actual ratio will be determined on a case-by-case basis. A retail/commercial component exceeding 20 to 25 percent of the building square footage or lot area is generally considered not supportable due to the lack of remaining area for developing housing. Therefore, a ratio of 75 percent residential, coupled with 25 percent retail/commercial, is the generally accepted threshold for Mixed Use development in the San Diego region but would not be required.

This will require additional analysis and may be determined on a case-by-case basis for individual developments. A zoning ordinance amendment will be processed to include development standards for the mixed use zone and for mixed use development (see Program 16 in Chapter 6).

Sites for Above-Moderate Income Housing

The above-moderate income remaining RHNA needs will all be accommodated by vacant lower-density single-family sites. The assumed density on each of these sites is at the lower end of the allowable density range for each zone. The density factor for the RR zones shows the permitted densities that were calculated by averaging the RR-A, RR- B and RR-C zones density factor for the steepness of the slopes (0.5 and 0.25 respectively) and the presence of City water on any given lot.

4. Adequacy of Sites to Meet Regional Fair Share Allocation

The sites listed in **Table 4-4** do not have the capacity to meet the RHNA for very low, low, and moderate income households under existing conditions. These sites will have the capacity to meet the regional housing goal for very low, low, and moderate income households with implementation of the Programs in Chapter 6. The sites in **Table 4-4** have the capacity to meet the regional housing goal for above-moderate income households.

5. Suitability of Sites and Availability of Infrastructure

All of the sites listed in **Table 4-4** can be provided with water, sewer, drainage, and other facilities and services between 2013 and 2020 (See Chapter 3.0, Constraints) and adequate water supply, water filtration capacity, and sewer treatment capacity exists to serve the RHNA through 2020. Currently, City services exist on or can be extended to each site. Public infrastructure improvements required of new developments, impact fees, and planned city improvements of facilities helps ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner.

C. Financial Resources

The City of Poway has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the eligibility and requirements of each project or program.

As discussed in the Executive Summary of this document, the State Legislature took action to eliminate California redevelopment agencies in June 2011. The City of Poway anticipated the State's intent to eliminate redevelopment agencies and formed the Poway Housing Authority in 2011. In 2012, the City designated the Poway Housing Authority as successor agency to the former Poway Redevelopment Agency and the recipient of the housing assets and liabilities of the former redevelopment agency. Redevelopment monies were one of the three main funding sources used to make affordable developments viable statewide. The others are State bond funds and Federal funds administered through the Department of Housing and Urban Development. The City cannot directly apply for Federal housing funds as they are administered through the County of San Diego.

Unfortunately, there were no provisions when redevelopment was eliminated to provide ongoing funding for affordable housing. It is anticipated that new avenues for funding economic development and affordable housing will be created and tested in the coming years, but because of the uncertainty of available funds at this time, a conservative approach to affordable housing programs is recommended.

1. Section 8 Tenant-Based Rental Assistance

The Housing Choice Voucher Program is funded by HUD and administered by the County of San Diego. According to the County, 167 households in Poway continued to receive Section 8 assistance through the end of 2012. Among these voucher recipients, 151 were small families and 16 were large families. These numbers include 79 elderly individuals. In addition to the County program, Poway Villas, a Project-Based Section 8 program, has 59 households that have Section 8 assistance.

2. Redevelopment Agency Set-Aside Funds

As discussed above, the Poway Redevelopment Agency was eliminated in 2011. Prior to elimination of redevelopment agencies, State law required the City of Poway to set aside a minimum of 20 percent of all tax increment revenue for Low and Moderate affordable housing. The set-aside of Lower and Moderate Income Housing Fund was used for activities that increase, improve or preserve the supply of affordable housing. Redevelopment law required that all new or substantially rehabilitated housing units developed or otherwise assisted with the agency's set aside funds must remain affordable to the targeted income group for at least 55 years for rental and 45 years for ownership housing. Funds from redevelopment were the primary funding source for the City to assist in the development of affordable housing. Until new funding resources are identified, availability of funding for new affordable housing projects is unknown.

3. Inclusionary Housing In-Lieu Fund

The City of Poway has an Inclusionary Housing Ordinance which requires that 15 percent of all new dwelling units constructed must be affordable to very low income households for multi-family construction, and low income households for single-family construction. Whereas multi-family developments must provide the Inclusionary units as part of each individual development, developers of single-family units may elect to pay an "in-lieu" fee to meet the 15 percent requirement. The In-Lieu Fee collected from single-family developments by the City was reduced in 2009. The City has used these funds for the Supporting Home Ownership in Poway (SHOP) First Time Homebuyer Assistance Program. A total of approximately \$618,698 remains in the City's Inclusionary Housing In-Lieu Fund balance as of January 2013.

D. Administrative Resources

In past years, several public and private sector organizations have been involved in housing and community development activities in Poway. Organizations that have been involved include, the North County Interfaith Council, Community Housing Works, San Diego Interfaith Housing Foundation, Wakeland Housing and Development Corporation and Community Housing of North County. These organizations are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need. In Poway, the primary agency that administers housing programs is now the Development Services Department, which serves as staff to the Poway Housing Authority.

E. Opportunities for Energy Conservation

1. General Design Standards

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. According to the Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation, or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

The California Green Building Standards Code (Cal Green), Title 24 of the California Administrative Code, effective in January 2011, establishes energy conservation standards that must be applied to all new residential and commercial buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - Location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes);
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - Zone heating and cooling systems, which reduce heating and cooling in the

unused areas of a home.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
 - Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home;
 - Use of natural or artificial flowing water; and
 - Use of trees and hedges as windbreaks.
3. In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:
 - Use of solar energy to heat water;
 - Use of radiant barriers on roofs to keep attics cool;
 - Use of solar panels and other devices to generate electricity;
 - High efficiency coating on windows to repel summer heat and trap winter warmth;
 - Weather-stripping and other insulation to reduce heat gain and loss;
 - Use of natural gas for dryers, stovetops and ranges;
 - Use of energy efficient home appliances; and
 - Use of low-flow showerheads and faucet aerators to reduce hot water use.

2. California Building Code Standards for Energy Efficiency

The California Energy Code (CEC) (California Code of Regulations, Title 24, Part 6 is part of the California Building Code (Title 24). It applies to all occupancies that applied for a building permit on or after January 1, 2011, and remains in effect until the next edition is complete and adopted. The CEC covers the following topics:

- Requirements for the manufacturing, construction, and installation of systems, equipment, and building components;
- Mandatory requirements for space-conditioning and service water- heating systems and equipment;
- Mandatory requirements for lighting systems and equipment for nonresidential, high-rise residential, and hotel/motel occupancies;

- Performance for prescriptive compliance approaches in non-residential, residential high-rise, and hotel/motel occupancies;
- Additions, alterations, and repairs in non-residential, residential high-rise, and hotel/motel occupancies;
- Mandatory features and devices in low-rise residential buildings;
- Performance and prescriptive compliance approaches for residential buildings; and
- Additions and alterations in existing low-rise residential buildings.

3. State Energy Conservation Programs

The California Department of Community Services and Development is partnered with a network of local community service agencies that assist low-income households to administer two energy conservation programs for low income households. These are the Low Income Home Energy Assistance Program (LIHEAP) and the Energy Low-Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to low-income households to offset the costs of heating and/or cooling their residences. DOE-LIWAP provides installation and weatherization measures that increase the energy efficiency of residences occupied by low-income persons.

4. SDG&E Residential Energy Conservation Programs

SDGE/MAAC Weatherization Program

The Metropolitan Area Advisory Committee (MAAC) and San Diego Gas & Electric (SDG&E) jointly facilitate a weatherization program for residences in the San Diego region. The City Building Division refers homeowners and tenants to this program if their units lack heat or have broken or single pane windows.

2010 California ENERGY STAR® New Homes Program

SDG&E administers the California ENERGY STAR® New Homes Program. This is a program intended to encourage builders to construct single family and multi-family dwelling units that use a minimum of 15 percent less energy than the standard design required by the 2010 California Energy Efficiency Standards. EPA also currently uses this same standard of using 15 percent less energy as the new ENERGY STAR® Homes baseline for California.

Residential Energy Standards Training

SDG&E offers seminars on technologies that result in greater energy efficiency and can reduce the cost of complying with State energy standards. The training program is marketed to architects, designers, builders, energy consultants, engineers, HVAC contractors, building department inspectors, and plans examiners.

Lighting Turn-In Program

SDG&E's Lighting Turn-In Program replaces resident's incandescent bulbs with more energy-efficient compact fluorescent bulbs (CFLs) for free, as funding is available. Residents can access the program via community events that are held throughout SDG&E's service area and

coordinated through an extensive network of community organizations and government agencies.

SDG&E also offers rebates for single-family and multi-family dwelling unit residents for certain improvements in their units that lead to greater energy efficiency. These improvements include the purchase and installation of energy efficient appliances and the replacement of old light bulbs with Energy Star energy efficient light bulbs.

Sustainable Communities Program

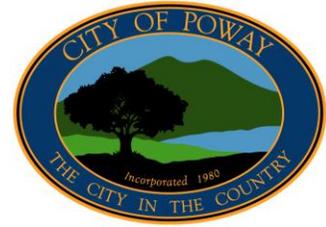
This program promotes green building design practices in SDG&E's service area and provides incentives for qualified projects that greatly exceed the 2010 California Energy Efficiency Standards and obtain LEED® certification. This program is voluntary and not required.

5. Energy Efficient Development in Poway

An example of the City's commitment to encouraging energy efficient development is the Solara apartment development, which opened in 2009. This 56 unit complex is affordable to low and very low income families. The project incorporates energy efficient and onsite renewable energy infrastructure. Solar photovoltaic panels, producing a target of 100% of the project's annual electricity load, were installed. The project was one of the first in the State of California to implement renewable energy systems at this level. The benefits include stable utility costs over time with the resulting lower utility costs paid by residents providing the ability to set unit rents at a higher level without increasing net housing costs. The design and construction of the project incorporates all five of the traditional green building categories: site location, water efficiency, energy and the atmosphere, materials and resources, and indoor environmental quality.

Chapter 5

Program Evaluation/Accomplishments



Government Code Section 65588(a) requires each jurisdiction to review its housing element frequently to evaluate:

- The appropriateness of the housing goals, objectives, policies and programs in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's programs under the 2005-2010 Housing Element with respect to the actions and objectives contained therein. This section describes the relative success of the City's efforts to implement the 2005-2010 programs, and contains recommendations for program retention, revision, deletion or addition to address current and projected needs and state requirements between 2010 and 2020.

Table 5-1 summarizes the quantified objectives and accomplishments under the previous Housing Element programs.

Table 5-1
Summary of Quantified Objectives and Accomplishments
2005 through 2013

Housing Assistance Type	Program Goals	Program Achievements
Affordable Housing New Construction- Rental	302 units	133 units*
Affordable Housing New Construction- Ownership	70 units	33 units**
Multifamily Acquisition/Rehabilitation	52 units	104 units***
Residential Rehabilitation	50 units	27 units
Mobilehome Park Rental Assistance	50 residents	29 residents
Transitional Housing Units	4 units	4 units
Homeownership (SHOP)	90 households	42 households

* Note: Solara (56 units) and Brighton Place (77 units),

**Note: The Meadows-Metate Lane and York Avenue (33 units)

***Note: Oak Knoll Villas (52 units) and Orange Gardens (52 units)

City of Poway Program Evaluation/Accomplishments

1. Overall Effectiveness

The City did not meet the goals and objectives of the previous 2005-2010 Housing Element for total dwelling unit production. The financial crisis that the nation and California experienced between 2006 and 2010, resulting in the recession of 2008, had a significant impact on the housing market. As such, housing production in the last few years has been limited. The City was able to meet a substantial portion of low income dwelling units. Of the 285 Very Low Income dwelling units identified in the previous RHNA, 225 were constructed (79 percent) within Poway through the end of 2009. In addition, of the 216 Low Income Units allocated from the previous RHNA, 43 units (20 percent) were constructed. Of the 235 Moderate Income units, 33 dwelling units were constructed (12 percent). Finally, of the 505 Above Moderate income units allocated, 292 were constructed from the previous RHNA.

The City made a significant start toward its affordable housing goals by implementing a number of programs including the establishment of Affordable Housing Overlay Zones (AHOZ), Municipal Code amendments including flexible development standards to facilitate the development of affordable housing and to attract supportive businesses and other community services. Although the actual production fell short of goals, much of the effort in the 2005-2010 Housing Element cycle has set the stage for the implementation of potential affordable housing expansion to key areas of the City including the mixed-use district and the Town Center Planning Areas, which will be a key program during the 2013-2020 Housing Element cycle.

2. Goals, Policies and Strategies

The goals, policies and strategies contained in this section describe the general vision for Poway during the previous 2005-2010 Housing Element cycle to satisfy the community's housing needs and meet the requirements of State law. These goals, objectives, and policies were followed by the programs that were proposed to be implemented to meet this vision.

The 2005-2010 Housing Element's primary goal for the City of Poway was to "...provide adequate housing opportunities to meet the needs of current and future residents". To this end, the City strived to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the City. To achieve this goal, the policies and strategies outlined in the 2005-2010 Housing Element were incorporated into the Housing Programs.

3. Program Review

Overall, these goals, objectives, and policies were retained, but some modifications were conducted. The recent Needs Assessment shows that Poway has a greater need for "ownership" Moderate Income housing because most dwelling units constructed during the last Housing Element cycle were affordable to low income households. Due to elimination of redevelopment agencies, available funding is not known at this time, which will have a significant impact on retention of many programs. In order to address this funding shortfall, the

City of Poway
Program Evaluation/Accomplishments

City will continue to consider all potential funding resources including semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding.

Table 5-2 below lists the previous Housing Element programs and describes specific actions the City of Poway proposed to carry out during the previous 2005-2010 Housing Element cycle to satisfy the community’s housing needs and meet the requirements of State law. These also include accomplishments to certain programs. Each housing need and requirement in the 2005-2010 Housing Element was followed by programs that were proposed to be implemented.

Table 5-2
2005-2010 Programs

Program	Evaluation/Accomplishments
EXISTING HOUSING	
Program 1 – Oak Knoll Conversion – Alternative Adequate Sites Program	<p>The City, in collaboration with the former Redevelopment Agency, completed the conversion of 52 existing apartment units located at 12509 Oak Knoll Road (Oak Knoll Villas) from non-affordable to affordable units through the purchase of long term (not less than 55 years) affordability covenants and restrictions. This accomplishment addressed Policy B1.</p> <p>In addition, the City and Housing Authority also completed an acquisition/rehabilitation of market-rate apartments (Orange Gardens) at 12510 Oak Knoll Road. This development included the conversion of 52 existing apartment units to affordable housing (26 very low income and 26 low income). Orange Gardens was completed during the new RHNA cycle, which included final occupancy of the 52 dwelling units in 2012.</p>
Retain	Modify
Omit	Complete
	X

City of Poway
Program Evaluation/Accomplishments

<p>Program 2 – Rehabilitation Loans for Low and Moderate Income Households (Rehabilitation Loan Program)</p>	<p>During the previous housing cycle, the City continued the Residential Rehabilitation Loan Program for low- and moderate-income households, which provided loans of up to \$10,000 for rehabilitation of single-family homes or mobile homes occupied by low income homeowners. This was an on-going program funded by Community Development Block Grant (CDBG) funds. During the previous housing cycle, 27 loans were approved. This accomplishment addressed Policy A1.</p> <p>This program was discontinued in 2011 due to the reduction in available funding. The City will semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding.</p>
<p>Retain Modify X Omit Complete</p>	
<p>Program 3 – Preservation of Mobile Home Park Affordability and Maintenance</p>	<p>This program was directed at mobile home parks the City owned and included assurances of affordability and continuation of program improvements to mobile home parks, ensuring adequate maintenance of the parks’ infrastructure and common facilities. This program addressed Policies A1, A3 and A6.</p> <p>During the previous housing cycle (in 2010), the City completed the sale of the last mobile home park it owned, Poway Royal. The park sale was structured to preserve affordable rents for existing residents for a period of time and required \$1M in capital repairs and improvements to the park. The City provided rental assistance to 25 residents until the park was sold. These 25 residents will continue to receive reduced rental rates.</p> <p>In addition, the regulatory agreements associated with the prior sale of Haley Ranch</p>

City of Poway
Program Evaluation/Accomplishments

	and Poinsettia mobile home parks require 316 units to be income restricted to low-, very low-, and extremely low- income households.			
Retain	Modify	Omit	X	Complete

Program 4 – Condominium Conversion Regulations	<p>The City continued this program to enforce existing condominium conversion regulations and maintain the Residential Apartment (RA) zone as an exclusively rental zone in order to minimize the conversion of affordable rental housing into condominium ownership housing.</p> <p>The City will continue this program in the future to ensure maintaining the RA Zone exclusively for rentals to maintain housing affordability for the rental market. This program addresses Policy A3.</p>			
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Retain	X	Modify	Omit	Complete
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Program 5 – Mobile Home Park Zoning	<p>This program was continued in order to maintain the Mobile Home Park zone, which allows mobile home parks as the only allowable use. This program addressed Policies A1, A3 and A6.</p> <p>City has ensured maintaining Mobile Home Park zone in the Municipal Code and applicable Municipal Code Sections, which governs existing mobile home parks in Poway. A total of 695 mobile home spaces continue to be preserved. This maintenance shall continue through the next planning period.</p>			
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Retain	X	Modify	Omit	Complete
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City of Poway
Program Evaluation/Accomplishments

Program 6 – Construction Codes	<p>The City continued to enforce the adopted construction codes for all new construction and reconstruction and the City’s substandard housing ordinance, particularly as it relates to illegal units.</p> <p>This program will continue and the City, through the Building Services Division, will continue to monitor all residential construction ensuring implementation of all applicable building codes and ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units. This Program addresses Policy A1.</p>
Retain X Modify Omit	Complete
Program 7 – Neighborhood Revitalization	<p>This program was directed to study the value of targeting the City’s rental and owner financial assistance programs to areas where affordable housing exists or is developed in the interest of providing resources to enhance the impact of community development efforts in such areas. The objective was to investigate options to link infrastructure improvements with affordable housing developments to maximize revitalization. This program addressed Policies A1 and A2.</p> <p>In 2011, the City and former Redevelopment Agency completed sewer upgrades and beautification and safety improvements along Oak Knoll Road, in the vicinity of two affordable housing projects and a site identified for future affordable housing.</p> <p>Due to elimination of redevelopment agencies, available funding is not known at this time, therefore this program may not be continued in the future. The City will semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding.</p>
Retain Modify X Omit	Complete

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<p>Program 8 – Maintain and Enhance Resident Services</p>	<p>During the previous cycle, the City maintained programs for seniors and students and enhanced resident services programs at all Poway affordable housing complexes. This program is administered through all of the individual housing developments. This program addresses Policies A4. and A5.</p> <p>During the last housing cycle, the City worked with its non-profit partners to standardize resident services at all of the affordable housing projects.</p> <p>The City will maintain this program by ensuring that requirements of regulatory agreements for each project are being met.</p>
<p>Retain Modify X Omit</p>	<p>Complete</p>
<p>Program 9 – Capacity Building for Nonprofit Housing Development Corporations</p>	<p>In past years, the City has provided grants to nonprofit housing development corporations with an active presence or interest in Poway. Areas of assistance included predevelopment studies for affordable housing development activities, public outreach and education, and organizational capacity building activities such as staff training and financial planning. This program addresses Policies A4 and A5.</p> <p>In 2009, the City approved new funding guidelines for the Housing Special Programs grant program. This program will continue through funding from the Housing Special Program Fund, as funds are available.</p>
<p>Retain Modify X Omit</p>	<p>Complete</p>

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Program 10 – Procedure for Reasonable Accommodation Requests	<p>This program pertained to the City adopting a formal procedure for processing requests for reasonable accommodation for persons with disabilities, including developmental disabilities as well as special housing needs that is in compliance with State law. This program addresses Policies A8 and B3.</p> <p>In 2009 the City amended the Municipal Code to add regulations for reasonable accommodations. This code section includes procedures for processing requests for reasonable accommodations.</p>
Retain	Modify
	Omit
	Complete
	X
Program 11 – Monitoring Affordable Housing Projects	<p>During the previous housing cycle, the City's former Redevelopment Agency administered this program on an annual basis. The City will continue monitoring the annual rent and income certifications at affordable housing developments to ensure that affordability restrictions and regulatory agreements are honored and loans are repaid. This program addresses Policy A8.</p>
Retain	X
	Modify
	Omit
	Complete

Program 12 – Development of Comprehensive Maintenance Agreements for Affordable Housing Developments	<p>During the previous housing cycle, the City's former Redevelopment Agency administered this program through regulatory agreements as developments were completed in order to keep affordable housing developments in a safe, functional, well-maintained, code-compliant state. This program addresses Policy A6.</p> <p>The City will ensure that similar requirements will be included in regulatory agreements for all future affordable housing developments.</p>
Retain	Modify
	X
	Omit
	Complete

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NEW HOUSING	
Program 13 – Development of New Rental Housing	<p>During the previous housing cycle, the former Redevelopment Agency assisted in the development of new rental housing. Examples of this included Solara and Hillside Village. The City’s former Redevelopment Agency provided financial assistance for the development of multi-family sites under its ownership. The City and former Redevelopment Agency provided support for developers’ tax credit applications and modified various development standards during project entitlement to maximize unit yield and make projects more viable. Addresses Policies B1. and B2.</p> <p>While the City has been able to maintain this program in the past, the elimination of redevelopment agencies has made available funding unknown at this time. The City will semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding that may assist with the development of additional sites for new construction of affordable rental housing.</p> <p>As future funding sources are identified, the City will continue to dedicate resources for further development of affordable housing in partnership with non-profit affordable housing developers.</p>
Retain	Modify
X	Omit
	Complete
Program 14 – New Ownership Housing	<p>In the previous housing cycle, the City’s former Redevelopment Agency assisted in the development of 33 new affordable single family homes, The Meadows. This development was complete in 2009 and was available to low- and moderate-income homebuyers that were income qualified. The City’s former Redevelopment Agency provided financial assistance through the</p>

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	<p>Supporting Home Ownership in Poway (SHOP) program. Addresses Policies B1 and B2.</p> <p>While the City was been able to maintain this program in the past, the elimination of redevelopment agencies has made available funding unknown at this time. The City will also semi-annually refer to the State of California's Department of Housing and Community Development's (HCD) Program Directory to expand its potential funding sources and determine the availability of funding that may assist with the development of additional sites for new construction of affordable ownership housing.</p> <p>As future funding sources are identified, the City and Housing Authority will continue to dedicate resources for further development of affordable housing for home-ownership if it is determined to be feasible based on market conditions.</p>			
Retain	Modify	X	Omit	Complete

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<p>Program 15 – Revise the Affordable Housing Overlay for Lower Income Households and Establish a Moderate Affordable Housing Overlay for Moderate Income Households in the General Plan and Zoning Ordinance</p>	<p>This program involved amendments to the City's General Plan and Zoning Ordinance to modify the existing Affordable Housing Overlay Zone (AHOZ) for lower income developments and establish an Affordable Housing Overlay Zone for moderate income developments to allow the densities required to meet the City's Regional Housing Needs Assessment.</p> <p>Work on this program continued through the end of the previous housing cycle. In 2012, the City completed this program by finalizing the amendments to the General Plan and Zoning Ordinance that provides flexible development standards including density provisions for Low and Moderate Income housing designations. To allow for the greatest amount of flexibility, both overlay zones permit densities up to 30 dwelling units per acre if developed with affordable housing. Addressed Policy B1.</p>
<p>Retain Modify Omit Complete X</p>	
<p>Program 16 – Mixed Use Development Standards</p>	<p>This program is on-going. The City will continue to evaluate the Zoning Ordinance to consider amendments to include development standards for mixed use developments to facilitate and encourage the development of affordable housing in the City's commercial and mixed use zones where mixed use development is currently allowed with a Conditional Use Permit. Addresses Policy B1.</p>
<p>Retain X Modify Omit Complete</p>	

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Program 17 – Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the Site Inventory to Include an Affordable Housing Overlay for Lower Income Households or Moderate Affordable Housing Overlay, as Described in Program 15	<p>This Program includes amending the General Plan and Zoning Ordinance to apply an Affordable Housing Overlay Zone (AHOZ) for low- or moderate- income properties identified in the Housing Element Site Inventory</p> <p>In 2012, the General Plan and Zoning Ordinance were amended to implement Program 15 by modifying development standards for the Low Income Overlay Zone and establishing the Moderate Income Overlay Zone. In addition, six publicly owned properties were assigned an AHOZ. Additional sites identified in the new Residential Sites Inventory are proposed to utilize the AHOZ as well. The City plans to apply the AHOZ to all designated sites for this planning cycle within two years after this Housing Element’s adoption. If any of the sites identified in the new Residential Sites Inventory are developed as other than affordable housing, the AHOZ shall be applied to replacement site(s) capable of accommodating an equal number of dwelling units. Addressed Policy B1.</p>			
Retain	Modify	X	Omit	Complete
Program 18 – Transitional Housing	<p>This program is on-going. State law includes provisions that Transitional and Supportive housing constitutes a residential use. Pursuant to State law, the City will adopt definitions for Transitional and Supportive housing.</p> <p>With the adoption of the 2013-2020 Housing Element Update, City will comply with all criteria described for Special Needs Housing including Transitional. Addresses Policy B3.</p>			
Retain	X	Modify	Omit	Complete

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Program 19 – Inclusionary Housing Ordinance	<p>This program is on-going. The City will continue to implement the Inclusionary Housing Ordinance, which requires that 15 percent of all new dwelling units constructed must be affordable to very low income households, for multi-family construction, and moderate or low income households, for single-family construction.</p> <p>As an option, the Ordinance also allows payment of an in-lieu fee to meet the 15 percent requirement for single-family developments. In 2009, the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling found that inclusionary housing requirements on rental developments violate the Costa-Hawkins Rental Act of 1995, thereby invalidating many local jurisdictions' inclusionary requirements for rental housing.</p> <p>The City will continue to collect in-lieu fees on single family development to be used in support of affordable housing projects and programs described in Chapter 6. The current balance of housing in-lieu fees available is \$618,698. During the previous housing cycle, the City reduced the in-lieu fee it collects. As a result of the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling and the increased cost of inclusionary housing to developers, the City will continue to evaluate its existing inclusionary housing ordinance. Addresses Policies B1 and B3.</p>			
Retain	X	Modify	Omit	Complete

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<p>Program 20 – Redevelopment Agency Implementation Plan</p>	<p>In 2009, the City and former Redevelopment Agency updated the Implementation Plan for 2010-2014. The Plan included goals and objectives for future affordable housing, commercial revitalization, and capital improvements. This program addresses Policy A6.</p> <p>This program will be modified. The City and Housing Authority will continue to evaluate legislation and legal interpretations of redevelopment law to determine the need and extent of an Implementation Plan in the future.</p>
<p>Retain Modify X Omit Complete</p>	
<p>Program 21 – Residential Apartment and Residential Condominium Zoning Ordinance amendment.</p>	<p>This program amended the Zoning Ordinance to prohibit single family residential uses in multi-family zones; Residential Apartment (RA) and Residential Condominium (RC). The Ordinance was also amended to require mobile home parks to obtain Conditional Use Permits to locate in the RA and RC zones as well as maintaining compliance with provisions in the Mobile Home Park Zone. Addressed Policy B1.</p>
<p>Retain Modify Omit Complete X</p>	

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Program 22 – Emergency Housing	
	<p>This program will be retained. State law requires that cities identify sites that are adequately zoned for the placement of special needs housing, which includes homeless shelters and transitional and supportive housing. Additionally, cities must not unduly discourage or deter these uses.</p> <p>The Zoning Ordinance permits homeless shelters as a Temporary Use in all residential and commercial zoning districts. The City’s zoning ordinance does not include any discretionary review process for homeless shelters or transitional housing. In 2011, the City Council waived the fees associated with the Temporary Use Permit process for Emergency Shelters in Poway.</p> <p>Through the use of Community Development Block Grant (CDBG) funds, the City participates in the North County Regional Winter Shelter Program. The program operates from November to March annually to provide shelter, case management and social services to homeless persons. The program includes permanent and rotating/temporary sites. Additionally, each year in the previous housing cycle, religious facilities in the City hosted temporary shelters for approximately six weeks. At least three (3) shelters were available in Poway during inclement weather. This effort is part of the Interfaith Shelter Network’s Rotational Shelter Program, which involves approximately 120 congregations county-wide.</p> <p>In conjunction with other North County inland jurisdictions, Poway proposes to continue participation in the North County Winter Shelter Program and coordinate with the Regional Task Force on the Homeless. The City will also include transitional and supportive housing as defined in Section 50675 of the State Government Code in the definition of “Family” and “Household.” Addresses Policy B3.</p>

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Retain	X	Modify	Omit	Complete
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<p>Program 23 – Provision of Transitional Housing</p>	<p>This program will be retained. As funding allows, the City will continue to work with community groups and agencies to provide additional transitional housing for families pursuant to State law. In previous years, the City’s former Redevelopment Agency implemented this program through the use of low-mod funds and private donations. There are three transitional housing units that were previously established at Parkview Terrace and Hillside Village. One additional transitional housing unit was established at the Solara project during the last housing cycle, in 2009. Additionally, there are eight special needs units that were established at the Special Friends Group Home in 2003. Addresses Policy B3.</p> <p>Providing for Transitional and Supportive housing in the next housing cycle is dependent on available funding. While the City was been able to maintain this program in the past, the elimination of redevelopment agencies has made available funding unknown at this time. The City will semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding that may assist with the implementation of housing programs.</p>

Retain	X	Modify	Omit	Complete
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<p>Program 24 – First Time Homebuyer Assistance Program (SHOP)</p>	<p>This Program will be modified. The primary source of funds for assistance to the First Time Homebuyer Assistance program (SHOP) was inclusionary (in-lieu) housing funds and low mod funds administered through the City’s former Redevelopment Agency. In past years, SHOP provided financial assistance to low- and moderate-income households to purchase a home in Poway.</p>

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	<p>During the previous housing cycle, the City's former Redevelopment Agency administered this program and assisted 42 households with SHOP loans. Of these loans, 33 were issued to first-time homebuyers who purchased a home at The Meadows affordable for-sale development. This program addresses Policy A7.</p> <p>The City and Housing Authority will continue to reissue loans as participating households are sold and new loans will be issued based on available funding.</p>			
Retain	Modify	X	Omit	Complete
Program 25 – Home Enhancement Loan Program (HELP)	<p>This Program will be modified. The primary source of funds for rehabilitation loans with the Home Enhancement Loan Program (HELP) was inclusionary (in-lieu) housing funds and low mod funds administered through the City's former Redevelopment Agency. In past years, the HELP funding, in conjunction with the SHOP program, provided financial assistance to low and moderate-income households in an amount of up to \$20,000 for homes acquired with City assistance. The funds for rehabilitation were given in the form of a loan that is non-interest bearing and is forgiven over a ten-year period.</p> <p>During the previous housing cycle, the City's former Redevelopment Agency administered this program and funded six HELP loans. This program addresses Policy A1.</p> <p>The City and Housing Authority will continue to reissue loans as participating households are sold and new loans will be issued based on available funding.</p>			
Retain	Modify	X	Omit	Complete

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<p>Program 26 – Maintain Zoning Categories in the General Plan</p>	<p>This program will be retained. The City will maintain the current land use and zoning categories in the General Plan and Zoning Ordinance to allow a diversity of housing types to be built in accordance with the City’s General Plan. Maintaining land use and zoning is also directed to provide for the actual needs of residents while minimizing conflicts with existing development and unnecessary erosion of residents’ quality of life and investment in their homes.</p> <p>During the previous housing cycle, the City amended the General Plan and Zoning Ordinance to facilitate and promote the diverse housing stock in the City. This included provisions for flexible development standards and density provisions for affordable housing. Addresses Policy B3.</p> <p>The City will continue to maintain its land use and zoning categories to allow for a diversified housing stock.</p>
<p>Retain X Modify Omit Complete</p>	
<p>Program 27 – Enforce City Codes, General Plan Policies, and Zoning Regulations</p>	<p>This program will be retained. The city will continue to enforce all City codes, General Plan and other appropriate plan policies, and zoning regulations for the development of housing constructed for very low, low, and moderate income households.</p> <p>During the previous housing cycle, the City approved development plans and completed construction of affordable housing developments that included high quality design and construction and neighborhood land use compatibility. All affordable housing developments include management plans that ensure compliance with City codes and operational standards. Addresses Policy B1.</p> <p>The City will continue to enforce all City codes</p>

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	and other applicable plans and policies to promote the development of additional affordable housing.
Retain	X
Modify	Omit
Complete	Complete
Program 28 – Assemble Available Land in the Mixed Use District	<p>This program will be modified. With the elimination of redevelopment agencies, the ability to assemble available land will be very limited. However, the former Redevelopment Agency acquired several parcels in the Mixed-Use zone, specifically in the Town Center area, for affordable housing and mixed-use development. These areas offer potential infill development and are located in proximity to public transit, commercial and other community services. Some of these properties have had an Affordable Housing Overlay Zone (AHOZ) established on them. The AHOZ allows flexible development standards including higher densities if developed with affordable housing. Some of the properties are owned by the City and others by the Housing Authority. It is unknown how many, if any, of the City-owned parcels will be retained. When proposed for development, the City will encourage mixed-use with affordable housing, pursuant to the AHOZ.</p> <p>The City continues to focus on properties in the Mixed Use zone and Town Center area. As funding becomes available, the City will look again at acquiring property in these areas and will continue to evaluate this program. The City will also semi-annually refer to the State of California’s Department of Housing and Community Development’s (HCD) Program Directory to expand its potential funding sources and determine the availability of funding.</p>
Retain	X
Modify	Omit
Complete	Complete

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<p>Program 29 – Monitor Ordinances, User Charges, and Fees</p>	<p>This program will be retained. The City will continue to monitor its ordinances, user charges, and fees to ensure that government constraints do not deter the development of affordable housing in the City. The City will also continue to evaluate costs incurred by the City, and, where possible and appropriate, will introduce measures to remove constraints to the development of affordable housing. Addresses Policy B1.</p> <p>During the previous housing cycle, the City adjusted fees where appropriate, which included the reduction of certain fees and shifting some to a deposit account to more accurately capture actual costs. In past years, the City has reduced a variety of development standards in an effort to streamline the development review process, including parking, building separation, carport size, retaining wall height to increase buildable pad area, private open space, setbacks, lot coverage, and landscaping where appropriate to facilitate the development of affordable housing.</p> <p>The City has also initiated other steps to streamline the application processing for certain residential projects and will continue to evaluate further efficiencies in this program.</p>
<p style="text-align: center;">Retain X Modify Omit Complete</p>	
<p>Program 30 – Modify Density Bonus Ordinance to Comply with New State Law</p>	<p>This program will be retained. The City will continue to evaluate City’s Density Bonus Ordinance so the Ordinance is in compliance with State law. Addresses Policy B1.</p> <p>During the previous housing cycle, the City amended the Density Bonus provisions of the Zoning Ordinance, which included the reduction of development standards and other development concessions intended to facilitate the development of affordable housing.</p> <p>The City intends to evaluate its density bonus</p>

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	<p>ordinance and continue to make the density bonus program available in order to encourage the development of affordable housing and comply with changes to State law.</p>
Retain X Modify Omit Complete	
<p>Program 31 – Public Outreach and Education</p>	<p>This program will be retained. As funding permits, the City will continue to conduct an on-going public outreach and education program that engages residents, affordable housing advocates, local housing developers, the business community, and the media to help maintain an understanding of and support for affordable housing. Addresses Policies B.4. and B5.</p> <p>During the previous housing cycle, the City continued to provide funding for and partner with Poway Housing Solutions, a collaboration of Poway’s non-profit affordable housing developers intended to serve as a community resource for affordable housing in Poway. The City also continued to develop a significant amount of affordable housing information on its on-line website. Other forms of public outreach for affordable housing have included public meetings and news articles in Poway Today, a quarterly newsletter delivered to all households within the City.</p> <p>The City will continue to utilize the City’s website and newsletter for affordable housing outreach. To the extent that funding sources are available, the City will continue to utilize Poway Housing Solutions during the next housing cycle.</p>
Retain X Modify Omit Complete	

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Fair Housing	
<p>Program 32 – Provide Information on Fair Housing in Quarterly Newsletter</p>	<p>This program will be retained. The City will continue to include an article in at least one of its quarterly newsletters per year. This program is dedicated to providing information concerning housing discrimination, Fair Housing law and available assistance. Addresses Policies C1 and C2.</p> <p>During the previous housing cycle, the City added information regarding Fair Housing to its website, as an additional media outlet and ran articles in Poway Today, a quarterly newsletter delivered to all households within the City. The City will continue to provide information on Fair Housing in partnership with the County of San Diego through a variety of public outreach programs including the City's website.</p>
<p>Retain X Modify Omit Complete</p>	
<p>Program 33 – Obtain and Distribute Flyers on Fair Housing from San Diego County</p>	<p>This program will be retained. The City will continue to obtain information from the San Diego County Department of Housing and Community Development and make these available at appropriate locations in the City. Addresses Policies C1 and C2.</p> <p>During the previous housing cycle, the City partnered with the County of San Diego, who contracts with North County Lifeline to provide fair housing information and services to the community. North County Lifeline is an organization dedicated to assist landlords and tenants with fair Housing law and programs. This service is intended to assist in the awareness of Fair Housing through the County. The City also provided this information on its website and made it available at City Hall.</p>
<p>Retain X Modify Omit Complete</p>	

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<p>Program 34 – Obtain and Display Posters on Fair Housing from the State of California</p>	<p>This program will be retained. The City will continue to acquire posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings. Addresses Policies C1 and C2.</p> <p>During the previous housing cycle, the City provided Fair Housing Posters to all of the affordable housing developments and continued to provide information on Fair Housing The City also provided this information on its on-line website, intended to gain additional public outreach.</p>
Retain X Modify Omit Complete	
<p>Program 35 – Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing</p>	<p>This program will be retained. The City will continue to require inclusion of an anti-discrimination clause in all deed restrictions required of affordable housing developments. Addresses Policy C1.</p> <p>During the previous housing cycle, the City ensured that Deed Restrictions adopted for development projects such as The Meadows, and Solara included anti-discrimination clauses. The City will continue to include this requirement as applicable.</p>
Retain X Modify Omit Complete	
<p>Program 36 – Continue to Assist in Addressing Referring Fair Housing Questions</p>	<p>This program will be retained. The City will continue to assist in addressing Fair Housing questions when possible and to refer questions to other agencies as appropriate.</p> <p>During the previous housing cycle, the City continued to participate in the fair Housing program provided by the County of San Diego through a contract with North County Lifeline, an organization dedicated to assist landlords and tenants with fair Housing law and programs. This service is intended to assist in the awareness of Fair Housing throughout the</p>

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	County. The City also provided this information on its website to gain additional public outreach.

PRESERVATION OF AT-RISK UNITS

There are no at-risk units located in the City of Poway.

Chapter 6

Housing Plan



This Chapter of the Housing Element Update sets out the City's long-term housing goals and identifies a menu of shorter-term objectives, policy positions, and action programs which can be utilized to achieve these long-term goals. The goals, objectives, policies, and programs comprise a broad-based program for the creation of housing opportunities throughout the City. Through this element, the City demonstrates its understanding of the existing housing conditions, as well as its understanding of the need for a substantial commitment of City resources to provide additional housing opportunities.

A. Fiscal Caveat

The City acknowledges that the housing program is but one of a large number of programs competing for limited fiscal resources of the City. Because of this, it is not possible to subject this program to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the City to make difficult decisions on budgetary priorities.

Since the previous Housing Element cycle, State legislation on primary funding sources for affordable housing have been significantly impacted. As discussed in the Executive Summary of this document, the State Legislature took action in 2011 to eliminate California redevelopment agencies. Ultimately, the legislation was challenged and taken up for immediate review by the California Supreme Court. While the matter was pending judicial review, all new redevelopment activity (including housing) was prohibited. The City of Poway anticipated the State's intent to eliminate redevelopment agencies, and formed the Poway Housing Authority in 2011. In 2012, the City designated the Poway Housing Authority as successor agency to the former Poway Redevelopment Agency and the recipient of all housing assets and liabilities in the City.

For years, redevelopment monies were one of the three main funding sources used to make affordable housing developments viable statewide. The others are State bond funds and Federal funds administered through the Department of Housing and Urban Development. The City cannot directly apply for Federal housing funds as they are administered through the County of San Diego.

Unfortunately, there were no provisions when redevelopment was eliminated to provide ongoing funding for affordable housing. The City is hopeful that new avenues for funding economic development and affordable housing will be created and tested in the coming years, but because of the uncertainty of available funds at this time, a conservative approach to affordable housing programs is recommended throughout this chapter.

While the City embraces the housing programs contained in this chapter, it should be recognized that these programs are intended to provide the most opportunities possible for housing rather than any set minimum of housing units. The City will continually research and evaluate potential funding sources including referral to the State of California's Department of Housing and

Community Development's (HCD) Program Directory to expand its potential funding sources and determine the availability of funding. Nothing in this observation should be construed to mean that the City has any diminished commitment or diminished obligation to responding to Poway's housing needs.

B. Goals and Policies

This section establishes a policy framework to guide City decision making to meet identified goals. Housing Programs (subsection C) contains the actions the City of Poway will take to promote housing and shelter opportunities for all segments of the community.

There is one **Goal** stated in this section, which is referenced from the General Plan Introduction Chapter. The Goal is described as a general desire to achieve opportunities for housing. It reflects a final statement of what the City hopes to achieve. How the goal will be achieved is established via the policies, strategies, and, most importantly, action programs.

Policies are statements on the position the City takes to implement an objective. Policies contained in the Housing Element are important statements as they reflect the City's official position on a matter. Future development must be consistent with these policies.

Strategies are general courses of action the City follows from which it crafts specific actions implemented in the programs.

The goal, policies, and strategies shown below are those that relate directly to issues discussed in the Housing Element. The various elements of the General Plan are intended to be consistent with each other and should be interpreted to be consistent. Goals and policies contained in other elements will also support those included here. A complete listing of all goals, policies, and strategies is contained in Section II of the General Plan.

GOAL 11. *IT IS THE GOAL OF THE CITY OF POWAY TO PROVIDE ADEQUATE APPROPRIATE HOUSING OPPORTUNITIES TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.*

A. Existing Housing

Policies

1. Preserve and maintain existing housing and neighborhood character to ensure that housing is both sound and safe for its occupants and to revitalize Poway's older neighborhoods.
2. Meet as much of the housing needs of current and future residents of Poway as possible through the existing housing stock.
3. Preserve and ensure the long-term viability of affordable housing in Poway.
4. Support the needs of Poway's affordable housing residents by ensuring the availability of service programs to such residents.

5. Ensure that resident service programs are comprehensive and support the economic, educational, and personal growth of all participants.
6. Provide safe, well-maintained affordable housing properties.
7. Help residents to transition from affordable to market-rate housing, and from rental to ownership housing.
8. Assure that affordable housing units meet all regulatory and ground lease requirements.

Strategies

1. Implement the action programs set forth in the Housing Element to make adequate provision for the housing needs of all economic segments of the community as outlined in Government Code Section 65583(c).
2. The retention and maintenance of all existing mobile home parks shall be encouraged through use of the mobile home park zone regulations and through operation of parks by its independent private ownership entity.
3. The retention of an adequate supply of rental housing shall be encouraged by maintaining ordinance provisions that restrict condominium conversions in the Residential Apartment category (RA zone) and which require that new developments in this category be for rental only.
4. Promote increased awareness among property owners and residents of the importance of property maintenance for long-term housing quality.
5. If funding is available, assist low and moderate income homeowners whose homes are in need of repair through access to the Residential Rehabilitation Loan Program.
6. Maintain ordinance provisions prohibiting the occupancy of substandard dwelling units and requiring that such units be made to comply with all applicable zoning, building, safety, and housing codes or, when this cannot be achieved, that such units be demolished.
7. Investigate opportunities and funding sources to assist households with members who are disabled to appropriately retrofit existing housing.
8. Continue to support the HomeShare and Community Connections Program which offers shared housing matching services and social service agency referrals.
9. Continue to participate in housing programs administered by the San Diego County Department of Housing and Community Development, which provide housing assistance.
10. Investigate opportunities and funding sources to provide assistance to low and moderate income households to reduce the incidence of housing overpayment.

11. Employ effective affordability controls for the longest feasible time, but not less than required by applicable law.
12. Improve infrastructure and amenities surrounding rehabilitated affordable housing development.
13. As funding is available, provide preference to qualified renters of Poway's affordable housing developments for future Supporting Homeownership Opportunity in Poway (SHOP) opportunities.
14. Support programming that helps residents excel academically and become financially self-sufficient.
15. Continue an asset management system that reviews income and rental certifications annually and assures that all loans are repaid and that all regulatory agreements are fulfilled.

B. New Housing

Policies

1. Promote opportunities for high quality affordable housing through information provided on printed materials and Poway's website.
2. Leverage investments with other local, State and federal sources to produce affordable housing units.
3. Address the needs of all households who need affordable housing, including families, seniors, and those with special needs.
4. As funding is available, support the increased capacity of local, non-profit housing developers with grant funds to implement staff training, conduct strategic planning, and pursue predevelopment studies.
5. Promote understanding and create awareness of the importance and value of affordable housing to increase community support for such housing.
6. Support the Poway Unified School District by coordinating affordable housing activities with the school district.

Strategies

1. Implement the action programs set forth in the Housing Element to make adequate provision for the housing needs of all economic segments of the community as required by Government Code Section 65583(c).

2. Ensure that housing constructed for very-low, low, and moderate income households be high quality in terms of design and construction and be compatible in design with surrounding development.
3. Maintain land use and zoning categories in the General Plan and Zoning Ordinance that allow a diversity of housing types to be built to provide for the actual needs of residents while minimizing conflicts with existing development and unnecessary erosion of residents' quality of life and investment in their homes.
4. In-fill development shall be encouraged to make efficient use of existing public infrastructure.
5. Encourage the use of innovative site development techniques and the use of alternative building materials that both meet the intent of City policies and ordinances and reduce the cost of site preparation or construction.
6. Regularly review development fee schedules to ensure that user charges and fees are consistent with costs incurred by the City.
7. The City shall require coaches and lots within newly created mobile home parks to be held in common ownership, except in cases where the coaches and/or lots are owned by a public agency or non-profit housing entity.
8. Encourage the development of affordable housing in proximity to public transportation and community services.
9. Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to use by disabled persons.
10. As funding is available, continue to service the first-time homebuyer program "Supporting Home Ownership in Poway (SHOP)".
11. Encourage the development of child care facilities concurrently with new housing development, and consider the use of incentives such as density bonus, reduced development fees, and/or financial assistance.
12. Require deed restrictions for new affordable units provided under this policy in order to ensure their long-term affordability.
13. As funding is available, assist new construction on available sites to the extent possible.
14. Apply for all available federal, State, and private housing funds to leverage local funds and programs.
15. Encourage energy efficient design of affordable housing.
16. As funding is available, improve infrastructure and amenities surrounding new affordable housing development.

17. As funding is available, continue to work with nonprofit partners to conduct a public outreach and education program that engages the business community and the media to help create understanding of and support for affordable housing.
18. As funding is available, issue grants from the City's Housing Special Program Fund to build capacity among local, non-profit, affordable housing developers that will enhance their ability to preserve, enhance, and increase affordable housing in the region and provide resident services to local housing residents.
19. Implement appropriate management plans, guidelines, and policies for all affordable housing developments.
20. Ensure that programming is in place to support academic tutoring for all school age children.

C. Fair Housing Practices

Policies

1. Assure that all housing, whether market or assisted, is sold or rented in conformance with open housing policies free of discriminatory practices.
2. Maintain management practices that support fair housing laws.

Strategies

1. Make every reasonable effort to ensure that the provisions of all applicable federal and State laws and regulations concerning non-discrimination are enforced.
2. Disseminate information on fair housing and refer housing discrimination complaints to appropriate agencies.

C. Housing Programs

The goals and policies contained in the Housing Element address Poway's identified housing needs and are implemented through a series of housing programs offered by the City. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. Each program identifies the following:

FUNDING: indicates the source of funds to be used for each program. Where a funding source indicates General Fund it is to mean that the program uses existing staff or resources and is funded by the General Fund. Some funding sources indicate the use of State or Federal funds. Where these funds might become unavailable, implementation of these programs may not be possible. It is important to note the elimination of redevelopment funds, the primary source of funds used for affordable housing in Poway, as described earlier in this chapter. As a result, implementation of some programs may not be possible.

RESPONSIBLE PARTY: indicates the agency, department, or authority responsible for the program. When more than one agency is listed, it is a joint or cooperative effort.

TARGET YEARS: indicates the time span for most of the programs, usually from 2013 until 2020.

CONSERVATION OF EXISTING HOUSING

The preservation of existing housing and neighborhoods is vital to the attainment of the Housing Element Goal and should be accomplished through programs that protect the integrity of neighborhoods and encourage housing rehabilitation. It is as important to maintain existing affordable situations as it is to create new housing opportunities, because the loss of existing affordable housing only exacerbates existing unmet needs. The maintenance of housing in terms of minimum safety and sanitary conditions is also important. The following programs are aimed at maintaining the affordability and livability of the City's housing stock.

Program 1 – Rehabilitation Loans for Low and Moderate Income Households (Rehabilitation Loan Program)

As funding is available, continue the Affordable Rehabilitation Loan Program for low and moderate income households, which provides loans of up to \$10,000 per loan for rehabilitation of single-family homes occupied by low income homeowners. The funds for rehabilitation are given in the form of a loan that is non-interest bearing and is forgiven over a ten-year period. This program was funded with County Community Block Grant Funds but was discontinued in 2011 due to reductions in funding. If funding becomes available, the City will consider resuming this program and issuing rehabilitation loans.

Responsible Party: Development Services Department
Target Years: 2013-2020

Objective: Resume program if funding becomes available. Addresses Policy A1.
Funding Source: Unknown (formerly CDBG)

Program 2 – Condominium Conversion Regulations

The City will continue to enforce existing condominium conversion regulations and will maintain the Residential Apartment (RA) zone as an exclusively rental zone in order to minimize the conversion of affordable rental housing into condominium ownership housing.

Responsible Party: Development Services Department
Target years: 2013-2020
Objective: Preserve current rental housing stock. Addresses Policy A3.
Funding Source: General Fund

Program 3 – Mobile Home Park Zoning

The City will continue to maintain the Mobile Home Park (MHP) zone, which allows mobile home parks as the only allowable use.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Preserve all existing mobile home spaces in MHP zone. Addresses Policy A3.
Funding Source: General Fund

Program 4 – Construction Codes

The City will continue to enforce the adopted construction codes for all new construction and reconstruction and the City's substandard housing ordinance, particularly as it relates to illegal units. The City will also encourage opportunities for energy conservation and sustainable best practices in building construction.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units. Also encourage increased use of energy conservation and other sustainable best practices in building construction. Addresses Policy A1.
Funding Source: General Fund

Program 5 – Neighborhood Revitalization

The City will study the value of targeting its rental and owner financial assistance programs and infrastructure improvements to areas where affordable housing exists or is developed in the interest of providing resources to enhance the impact of community development efforts in such areas. The extent of contribution associated with this program is dependent on future availability of funding.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Investigate opportunities to link infrastructure improvements with other affordable housing development or rehabilitation to maximize the revitalization results of such efforts. Addresses Policies A1 and A2.
Funding Source: Unknown

Program 6 – Maintain and Enhance Resident Services

Maintain programs for seniors and students and enhance resident services programs at all Poway affordable housing complexes. Review resident service programming and outcomes through annual reports submitted by each property owner. Solicit input from local residents and recommend program changes as needed.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Help local students excel academically, help youth stay connected with positive leaders, help adults plan for their future and achieve financial goals, and help seniors make new friends and stay connected. Addresses policies A4 and A5.
Funding Source: Project Revenues

Program 7 – Capacity Building for Nonprofit Housing Development Corporations

As funding is available, the City will evaluate its ability to provide grants to local nonprofit housing development corporations through the Housing Special Program Fund. Areas of assistance include predevelopment studies for affordable housing development activities, funding of social services for pilot positions and programs to benefit residents of local affordable housing developments, public outreach and education, and organizational capacity building activities such as staff training and financial planning. Proposals for qualified activities are accepted annually and reviewed by City staff. Grants are approved by the City and are drawn down upon demonstration of activity completion.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Enhance the ability of local nonprofit housing development corporations to provide affordable housing and related services to Poway residents. Addresses policies A4, B4, and B5.
Funding Source: Housing Special Program Fund

Program 8 – Monitoring Affordable Housing Projects

The Poway Housing Authority will continue monitoring the annual rent and income certifications to ensure that affordability restrictions and regulatory agreements are honored and loans are repaid.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Assure affordability for the longest feasible time, not less than required by law. Addresses Policy A8.
Funding Source: Project Revenues, General Fund

Program 9 – Development of Comprehensive Maintenance Agreements for Affordable Housing Developments

With the review and processing of future Affordable Housing developments, the City will develop comprehensive maintenance agreements to be included in regulatory agreements.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Keep affordable housing developments in a safe, functional, well-maintained, code-compliant state. Addresses Policy A6.
Funding Source: Unknown

DEVELOPMENT OF NEW HOUSING

Program 10 – Development of New Rental Housing

As funding is available, the Poway Housing Authority will assist the development of new rental housing. The Housing Authority will consider the provision of land through partnerships with local non-profit developers should additional sources of financing become available to develop Housing Authority owned sites earmarked for affordable housing. The improvement of infrastructure and amenities surrounding each new development project will be addressed to ensure these are functional and sufficient to serve any proposed project as well as to provide for the revitalization of neighborhoods when possible. City staff always works closely with all developers to leverage financing, maximize site yield, and expedite processing for affordable housing developments. City staff will work closely with nonprofit developers to assure that they have all resources necessary to successfully build and manage existing and future affordable housing.

The 77-unit Brighton Place housing development, completed in 2012, is a good example of this in action. Early site due diligence was enabled by a predevelopment loan provided by the former Poway Redevelopment Agency to the nonprofit developer, San Diego Interfaith Housing Foundation (Interfaith). The Agency’s total investment of more than \$5 Million plus land donation and intense support for the tax credit application, allowed the project to qualify for approximately \$11 Million in Federal tax credit funding. Additionally, City staff worked diligently with the development team to ensure entitlements, permits, inspections and Certificates of

Occupancy were expedited, allowing the project to be completed on time and under budget. The investment and process described for the Brighton Place project are typical of Poway's involvement with affordable housing and will be applied to other future affordable housing projects to the extent possible.

Any Housing Authority participation towards the development of affordable housing will require a regulatory agreement or other form of enforceable affordability control stipulating the long-term use restrictions will be recorded against each property. Structuring the financial assistance such that the property cannot be sold without the consent of the Housing Authority provides further assurance that the affordability controls on the property are protected. Management plans for each development will be required to assure proper management and maintenance. Affordable housing developments will employ energy efficient design principles and provide on-site energy generation to the extent possible. The design of new rental housing shall comply with the City's General Plan and be sensitive to the surrounding neighborhoods. The target income levels of this program are households earning up to 80 percent AMI. When possible, amenities including childcare facilities, units designed for disabled persons, and transitional housing units will be provided. The Housing Authority will continue to contact affordable housing developers active in Poway and in San Diego County to solicit development proposals as funds become available.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Assist development of affordable rental housing units. Addresses policies B1 and B2.
Funding Source: Unknown. Could include Affordable housing loan repayments, 9% Low Income Housing Tax Credits (in limited situations), Tax-Exempt Bonds with 4% Low Income Housing Tax Credits, San Diego County HOME, Affordable Housing Program (AHP), Multi-family Housing Program (MHP)

Program 11 – New Ownership Housing

As funding is available, the Poway Housing Authority will facilitate the construction and development of new affordable ownership housing through placement of the Affordable Housing Overlay Zone (AHOZ) designation on several parcels throughout the City. The optional increased density would allow property owners to consider affordable housing ownership development. The City will also assist affordable housing developers with application to any potential leverage funding sources, include local, State and Federal grant programs.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Encourage new ownership housing. Addresses policies B1 and B2.
Funding Sources: Unknown. Could include CalHFA, HOME, County of San Diego Downpayment and Closing Cost Assistance (DCCA) Program, Mortgage Credit Certificates (MCC's)

Program 12 – Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the new Residential Sites Inventory to include an Affordable Housing Overlay Zone (AHOZ) for Lower Income Households and Moderate Income Households

The City will amend the General Plan and Land Use Designation on properties identified in the new Residential Sites Inventory (Table 4-4) in Chapter 4 to place an Affordable Housing Overlay Zone (AHOZ) for Low Income households or Moderate income households. Application of the AHOZ on existing and future sites will be implemented pursuant to the regulations of the City's Municipal Code and California Government Code Section 65583.2(h) and 65583.2(i). The City's General Plan and Municipal Code will be amended to ensure it complies with State Law. Projects using the AHOZ will accommodate 100 percent of the housing need identified for the sites in the Residential Sites Inventory. These sites will permit owner-occupied and rental multifamily residential uses by right. To comply with State law, these sites require a minimum density of 20 dwelling units per acre and a minimum of 16 units per site. With the application of the AHOZ, these sites will permit densities up to 30 dwelling units per acre. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The AHOZ will allow the densities required to meet the City's Regional Housing Needs allocation. A total of six properties were assigned an AHOZ in 2012. The appropriate AHOZ will be placed on all remaining sites in order to achieve the unit yield identified in Table 4-4 in Chapter 4. The underlying zoning on these sites will not change. During this process, evaluation of the current development standards within the AHOZ for Low Income and Moderate Income households will be analyzed and amended as necessary.

Responsible Party: Development Services Department
Target Years: Amend the City's General Plan and Municipal Code within one year of adoption of the Housing Element. Apply AHOZ's on properties within 2 years of adoption of Housing Element.
Objective: Amend the City's General Plan and Municipal Code to ensure it complies with State Law. Facilitate the development of affordable housing on the sites identified in the Residential Sites Inventory by applying the appropriate AHOZ. Addresses Policy B1.
Funding: General Fund

Program 13 – Mixed Use Development Standards

The City will amend the Zoning Ordinance to include development standards for mixed use developments in the City's commercial and mixed use zones where mixed use development is currently allowed with a Conditional Use Permit. The mixed use development standards will include a minimum residential development ratio. The City will also amend the Zoning Ordinance to include flexible development standards for projects within the City's Mixed Use Zone to encourage the development of affordable housing in these areas.

Responsible Party: Development Services Department
Target Years: Adopt the Zoning Ordinance and General Plan amendments within 2 years of adoption of Housing Element.

Objective: Facilitate the development of housing on sites designated for mixed use development. Addresses Policy B1.
Funding Source: General Fund

Program 14 – Inclusionary Housing Ordinance

The City of Poway has an Inclusionary Housing Ordinance which requires that 15 percent of all new dwelling units constructed must be affordable to very low income households, for multi-family construction, and moderate or low income households, for single-family construction. This Ordinance is discussed in Chapter 3 of this Element. As an option, the Ordinance also allows payment of an In-Lieu fee to meet the requirement for single-family developments. There is no In-Lieu fee option for multi-family construction, therefore, the units must be provided as part of each individual development. The Housing Element previously identified the purpose of the In-Lieu fee to buy down above market rate housing, and make it affordable to households with very low incomes. Above market rate housing is highly priced. Therefore, to buy down these properties and make them affordable to very low and low income households would result in the production of a very limited number of dwelling units with the In-Lieu fees collected. The Inclusionary Ordinance allows for the In-Lieu fees to be used to buy down housing or to assist development of new housing that are affordable to very low, low, and moderate income households.

In 2009, the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling found that inclusionary housing requirements on rental developments violate the Costa-Hawkins Rental Act of 1995, thereby invalidating many local jurisdictions' inclusionary requirements for rental housing. The City will continue to collect In-Lieu fees to be used in support of affordable housing projects and programs described in this chapter. As of January 2013, the City has an In-Lieu Fee balance of \$618,698. The City reduced the In-Lieu Fee it collects during the previous housing cycle. As a result of the Palmer/Sixth Street Properties vs. City of Los Angeles court ruling and the increased cost of inclusionary housing to developers, the City will continue to evaluate its existing inclusionary housing ordinance with respect to future affordable housing rental properties.

Responsible Party: Development Services Department
Target Years: 2013 – 2020.
Objective: Continue to collect In-Lieu fees to be used in support of affordable housing projects and programs described in this chapter. Evaluate the City's Inclusionary Ordinance with respect to the Palmer/Sixth Street Properties vs. City of Los Angeles ruling requirements on rental developments. Addresses policies B1 and B3.
Funding: General Fund

Program 15 – (Former) Redevelopment Agency Implementation Plan

Prior to the dissolution of redevelopment agencies in California in 2011, the primary source of funds for Poway assistance to the development of low and moderate income housing was the former Poway Redevelopment Agency. The former Redevelopment Agency adopted a Redevelopment Implementation Plan, 2010 through 2014 in December 2009. The plan included goals and objectives for future redevelopment activity and affordable housing development.

Unfortunately, when redevelopment agencies were eliminated, there were no provisions to provide ongoing funding for affordable housing or redevelopment activity. The City is hopeful that new avenues for funding economic development and affordable housing will be created and tested in the coming years.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2013 – 2020.
<u>Objective:</u>	Continue to evaluate legislation and legal interpretations on State Redevelopment Law and determine the need and extent of the former Redevelopment Implementation Plan in the future. Addresses Policy A6.
<u>Funding:</u>	General Fund

Program 16 – Zoning Amendments for Special Needs Housing

The City will amend its Zoning Ordinance to address the provision of special needs housing, which includes but is not limited to, emergency shelters for homeless persons, transitional and supportive housing, housing for persons with disabilities (including developmental disabilities) and agricultural worker housing. State law requires that cities identify sites that are adequately zoned for the placement of special needs housing. Additionally, cities must not unduly discourage or deter these uses. The City will continue to comply with the provisions of Senate Bill 2 as it pertains to special needs housing.

Emergency Shelters:

The Zoning Ordinance permits homeless shelters as a Temporary Use in all residential and commercial zoning districts. The City's zoning ordinance does not include any discretionary review process for homeless shelters or transitional housing. In addition, the Poway City Council has waived the fees associated with the Temporary Use Permit process for Emergency Shelters in Poway.

The Zoning Code also provides under Section 17.08.090 (G) Residential Uses, the following land use: "Residential Care Facilities licensed by the State for seven to fifteen residents" in the Residential Single-Family 2, Residential Condominium, and Residential Apartment zones with an approved Conditional Use Permit. In addition, Residential Care Facilities with six or fewer residents are permitted by right in residential zones.

Homeless Shelters:

To comply with the Senate Bill 2, local governments must identify one or more zoning districts that allow year-round homeless shelters without discretionary review. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. The City will amend its Zoning Code within one-year of adoption of the Housing Element to explicitly address compliance with SB 2 and homeless shelters. Objective development and management standards will also be established in the Zoning Code

The City will permit homeless shelters by right within the Residential Apartment (RA) Zone consistent with State law. RA zones are located in several areas around the City. Many properties zoned RA are located along transit corridors and are in proximity to community services, employment areas and shopping centers. Several parcels in the RA zone are underutilized and can be redeveloped in the future to include a year-round homeless shelter to accommodate the City's homeless population. There are also RA zoned properties containing existing residential developments that can be modified to add a year-round homeless shelter to accommodate the City's homeless population, as required by State law.

Transitional and Supportive Housing, Housing for Persons with Disabilities, including Developmental Disabilities and Single Room Occupancy:

The City will also include as defined in Section 50675 of the State Government Code the definition of "Family" and "Household." The City will amend the Zoning Ordinance to add definitions for Transitional and Supportive Housing pursuant to the Health and Safety Code Section 50675.14(a)(B)(2). Transitional and Supportive housing is currently permitted by right where all residential housing is permitted, and subject to the same development standards as other residential housing development. Single Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. The City's Zoning Code allows SRO's, along with hotels and motels, in certain commercial zones subject to the same development standards as other residential uses in Poway's commercial zones. The City will amend its Zoning Code to clarify the definition of Single Room Occupancy and facilitate the provision of SRO's pursuant to AB 2634 (Housing for Extremely Low Income Households).

Agricultural Worker Housing

Pursuant to the State Employee Housing Act (Section 17021.5 and 17021.6 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit, variance, or other permit can be required for employee housing that is not required for a single-family residence in the same zone.

The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in the all residential zoning districts. The City will amend the Zoning Ordinance to add a definition for

agricultural housing as well as clarify the provision for agricultural worker housing in the City's residential zones pursuant to State law.

Responsible Party: Development Services Department
Target Years: 2013-2020 - Amend the Zoning Ordinance within 1 year of adoption of the Housing Element
Objective: Amend Zoning Code to provide for regulations that comply with State Law regarding special housing needs. Addresses Policy B3.
Funding Source: General Fund

Program 17 – Provision of Special Needs Housing

The City will continue to address the provision of special needs housing, which includes but is not limited to, emergency shelters for homeless persons, transitional and supportive housing, and housing for persons with disabilities (including developmental disabilities). State law requires that cities identify sites that are adequately zoned for the placement of special needs housing. Additionally, cities must not unduly discourage or deter these uses. As stated in Program 16 above, the City will continue to comply with the provisions of Senate Bill 2 as it pertains to special needs housing.

Emergency Shelters:

The Zoning Ordinance permits emergency shelters as a Temporary Use in all residential and commercial zoning districts. The City's zoning ordinance does not include any discretionary review process for homeless shelters or transitional housing. In addition, the Poway City Council has waived the fees associated with the Temporary Use Permit process for Emergency Shelters in Poway.

Through the use of Community Development Block Grant (CDBG) funds, the City participates in the North County Regional Winter Shelter Program. The program operates from November to March annually to provide shelter, case management and social services to homeless persons. The program includes permanent and rotating/temporary sites.

Additionally, religious facilities in the City host temporary shelters for approximately six weeks each year. At least three (3) shelters are available in Poway during inclement weather. This effort is part of the Interfaith Shelter Network's Rotational Shelter Program, which involves approximately 120 congregations county-wide.

Homeless Shelters:

To comply with the Senate Bill 2, local governments must identify one or more zoning districts that allow year-round homeless shelters without discretionary review without discretionary review. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. As described in Program 16, the City will amend its Zoning Code within one-year of adoption of the Housing Element to explicitly address compliance with SB 2 and homeless

shelters. Objective development and management standards will also be established in the Zoning Code

Transitional and Supportive Housing, Housing for Persons with Disabilities, including Developmental Disabilities and Single Room Occupancy:

The City will continue with the provision of Transitional and Supportive Housing (including Single Room Occupancy) as defined in Section 50675 of the State Government Code in the definition of “Family” and “Household.” As described in Program 16, the City will amend the Zoning Ordinance to add definitions for Transitional and Supportive Housing. Transitional Housing may be used for a homeless individual or family transitioning to permanent housing. The time frame for Transitional Housing is typically at least six months. This housing type can be similar to group housing or multi-family units, but may include supportive services to gain necessary skills with the goal of independent living. Supportive Housing typically has no limit on length of stay and is typically linked to either on-site or off-site supportive services. Supportive Housing may also include Persons with Disabilities, including Developmental Disabilities. Services for Supportive Housing includes assistance in housing, living and working within the community and/or improving health, monitoring case management treatment and life skills. As funding is available, the City will continue to work with appropriate support agencies to provide this Transitional and Supportive Housing. Currently, the City provides four (4) Transitional and eight (8) Special Needs Housing Units. Single Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. The City’s Zoning Code allows SRO’s, along with hotels and motels, in certain commercial zones subject to the same development standards as other residential uses in Poway’s commercial zones. The City will amend its Zoning Code to clarify the definition of Single Room Occupancy and facilitate the provision of SRO’s pursuant to AB 2634 (Housing for Extremely Low Income Households).

Agricultural Worker Housing

As described in Program 16, the City will amend the Zoning Ordinance to add a definition for agricultural housing as well as clarify the provision for agricultural worker housing in the City’s residential zones pursuant to State law.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2013-2020
<u>Objective:</u>	Provide Homeless/ Emergency Shelters, Maintain four (4) Transitional and eight (8) Special Needs Housing Units, and ensure provision for Agricultural Worker Housing. Addresses Policy B3.
<u>Funding Source:</u>	General Fund, CDBG, Private donations

Program 18 – First Time Homebuyer Assistance Program (SHOP)

As funding is available, the City will continue the First Time Homebuyer Assistance (Supporting Home Ownership in Poway – SHOP) program. SHOP provides financial assistance to low and moderate income households earning between 70 percent and 120 percent of area median income, adjusted for household size, to purchase a home in Poway. Low income households below 70 percent of area median income are not eligible for this program. Assistance is

provided in the form of a deferred payment loan, which carries restrictions requiring that the home be sold to other qualifying buyers. In doing so, the house is required to remain affordable for a minimum of 45 years. The sale price will be less than the fair market value of the home and is calculated using the annual percent increase or decrease of the Area Median Income. Staff will continue to service the existing loans and ensure re-sales are sold in conformance with Program requirements. The future of potential new loans is uncertain as funding will be limited.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Assist existing Program participants with loan servicing and resale processing. Addresses Policy A7.
Funding Source: Funds from Loan Repayment, Inclusionary Housing (In-Lieu) Fund, General Fund

Program 19 – Home Enhancement Loan Program (HELP)

As funding is available, in conjunction with the SHOP Program, continue offering single-family rehabilitation loans with the Home Enhancement Loan Program (HELP) in an amount of up to \$20,000 for homes acquired with City assistance. The funds for rehabilitation were given in the form of a loan that is non-interest bearing and is forgiven over a ten-year period. This program is also for low and moderate income households earning between 70 to 120 percent of area median income, adjusted for household size. Low income households below 70 percent of area median income are not eligible for this program. Future funding for this program is uncertain.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Assist with rehabilitation of existing homes acquired with City assistance. Addresses Policy A1.
Funding Source: Inclusionary Housing (In-Lieu) Funds, General Fund

Program 20 – Maintain Zoning Categories in the General Plan

Maintain the current land use and zoning categories in the General Plan and Zoning Ordinance to allow a diversity of housing types to be built to provide for the actual needs of residents while minimizing conflicts with existing development and unnecessary erosion of residents' quality of life and investment in their homes.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Encourage diversity of development to serve as many types of residents as possible while minimizing land-use related conflict. Addresses Policy B3.
Funding Source: General Fund

Program 21 – Evaluate Community Land Trusts

The City may explore the potential of community land trusts that may serve as stewards for additional owner-occupied affordable housing for Low and Moderate Income households. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses. A land trust typically receives public or private donations of land or uses government subsidies to purchase land on which affordable housing can be built. In this model, homes are sold to lower-income families, but the community land trust retains ownership of the land and provides long-term ground leases to homebuyers. The City may evaluate potential community land trusts through such actions as: (1) offering Housing Authority-owned properties; (2) directing local, State and Federal funds designated for first-time homebuyer subsidies; (3) encouraging partnerships with local affordable housing developers; (4) providing grant funds; and (5) consideration of developing a partnership to monitor compliance of outstanding City first-time homebuyer loans and other agreements with long term affordability requirements that are enforceable by the City.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Evaluate options for use of community land trust model. Addresses Policy B4.
Funding Source: Unknown

Program 22 – Provide Priority for Provision of Services to Lower Income Households

Maintain compliance with Senate Bill 1087 (Government Code 65589.7) that requires jurisdictions to provide priority service of water and sewer to low income households.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Coordinate with Poway’s Public Works Department to ensure service priority to potential affordable housing developments. Addresses Policy B2.
Funding Source: General Fund

Program 23 – Enforce City Codes, General Plan Policies, and Zoning Regulations

Enforce all City codes, General Plan and other appropriate plan policies, and zoning regulations for the development of housing constructed for very-low, low, and moderate income households.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Ensure high quality design and construction and design compatibility with surroundings for new affordable housing developments. Addresses Policy B1.
Funding Source: General Fund

Program 24 – Assemble Available Land in the Mixed Use District

With the elimination of redevelopment agencies in California, the City’s ability to continue to assemble available land in the Mixed-Use Zone and the Town Center Planning Area will be very limited. However the former Poway Redevelopment Agency acquired several parcels in the Mixed Use Zone, specifically in the Town Center area for the development of affordable housing and mixed use. These areas offer potential infill development and are located in proximity to public transit, commercial and other community services. Some of these properties are owned by the City of Poway and others are owned by the Poway Housing Authority. All of these, in addition to properties identified in the Residential Sites Inventory will have an AHOZ applied. This will help facilitate mixed use development in the future. It is unknown, how many, if any, of the City-owned parcels will be retained by the City. The City will encourage mixed-use with affordable housing, pursuant to the AHOZ on the properties. The City continues to focus on properties in the Mixed Use Zone and Town Center area. As funding becomes available, the City will evaluate acquiring additional properties in these areas and will continue to evaluate this program.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: As funding is available, evaluate acquisition of infill sites in the Mixed Use Zone and Town Center. Addresses Policy B1.
Funding Source: Unknown

Program 25 – Monitor Ordinances, User Charges, and Fees

The City will continue to monitor its ordinances, user charges, and fees to ensure that these are consistent with costs incurred by the City, and, where possible and appropriate, will introduce measures to remove constraints to the development of housing.

Responsible Party: Development Services Department
Target Years: Annual Review, 2013-2020
Objective: Ensure unnecessary and/or inappropriate financial and/or regulatory constraints do not hamper the development of housing, especially affordable housing, in Poway. Ensure that funds collected through charges and fees are appropriate and sufficient to fund City activities supported by these charges and fees. Addresses Policy B1.
Funding Source: General Fund

Program 26 – Ensure Density Bonus Ordinance Complies with New State Law

The City will ensure its Density Bonus Ordinance remains consistent with State law.

Responsible Party: Development Services Department
Target Years: Ongoing, 2013-2020.
Objective: Ensure that State law is being followed in housing development in Poway. Addresses Policy B1.
Funding Source: General Fund

Program 27 – Public Outreach and Education

As funding is available, the City will continue to work with its non-profit partners to conduct a public outreach and education program that engages local housing developers, the business community, and the media to help create understanding of and support for affordable housing. Through the Housing Solutions Alliance, the Housing Authority will work with local developers to present information to local civic and business organizations, provide information to local residents and businesses and seek supporters of affordable housing goals. The group will issue press releases to local newspapers, conduct events to celebrate affordable housing success stories and develop factual information about Poway’s affordable housing communities. The effort will be combined with the Housing Special Program and funded through the City’s Housing Special Program Fund to the extent funds are available.

Responsible Party: Development Services Department
Target Years: Ongoing, 2013-2020
Objective: Raise public awareness of and public support for affordable housing. Addresses Policies B4 and B5.
Funding Source: Housing Special Program Fund

Program 28 – Transit Priority Projects

The City will evaluate the provision of incentives for projects that comply with a sustainable communities strategy, create jobs, reduce vehicle miles travelled, and meet regional housing needs. This program complies with Senate Bill 310 - Transit Priority Project Program; Government Code Section 53393.3.5 and 53395.14. Investigate opportunities to link infrastructure improvements with other affordable housing development or rehabilitation to maximize the revitalization results of such efforts.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: The City will evaluate this provision within two years of Housing Element Update adoption. Addresses policies A1 and A2.
Funding Source: General Fund

Program 29 – Provision of Housing for Extremely-Low Income Households

Encourage the development of housing units for households earning 30 percent or less of the region’s Area Median Income. Specific emphasis for this income category shall be placed on the provision of family housing and non-traditional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing financial or in-kind technical assistance or land write-downs (as funding becomes available), identifying grant funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding (as funding becomes available) at least twice during the planning period and/or offering additional incentives beyond the density bonus provisions.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Outreach to developers on at least an annual basis; As funding becomes available, apply for or support applications for funding on an ongoing basis; Review and prioritize local funding at least twice in the planning period. Addresses policies A1 and A2.
Funding Source: Unknown. Could include Affordable housing loan repayments, 9% Low Income Housing Tax Credits (in limited situations), Tax-Exempt Bonds with 4% Low Income Housing Tax Credits, San Diego County HOME, Affordable Housing Program (AHP), Multi-family Housing Program (MHP)

Program 30 – Provision of No Net Loss (Government Code Section 65863)

The City will ensure adequate sites are available throughout the planning period to meet the City’s RHNA. The City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall identify alternate sites sufficient to accommodate the

City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement an ongoing project-by-project evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the RHNA, the City will identify sufficient sites to accommodate the shortfall by adjusting the Residential Sites Inventory and applying the appropriate AHOZ to newly identified sites.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Monitor and evaluate No Net Loss requirements per State law. Develop evaluation procedure to implement Government Code Section 65863 by December 2013. Addresses policies A1 and A2.
Funding Source: General Fund

Program 31 – Preserve Potential At-Risk Housing Units

The City will monitor potential At-Risk affordable housing units to ensure that adequate sites are available throughout the planning period to meet the City's RHNA. While the City does not currently have any At-Risk Housing units, the City will continue to coordinate with property owners of affordable housing. If any potential loss of At-Risk units arises, the City will seek the assistance of non-profit corporations or non-profit housing organizations that may be able to assist in the preservation of At-Risk affordable housing units. As funding becomes available, the City will seek out funding sources to offer incentives to extend terms of affordability restrictions.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Monitor and evaluate potential At-Risk housing units, coordinate with existing property owners, seek assistance from non-profit entities capable of assisting with preserving At-Risk affordable housing units and identify funding as it becomes available. Addresses policies A1 and A2.
Funding Source: General Fund

Program 32 – Monitor and Evaluate AHOZ Ordinance Development Standards

The City will monitor and evaluate development of all properties assigned with an existing or future AHOZ in the Residential Sites Inventory to confirm AHOZ development standards are not a constraint to reaching maximum densities allowed. The City will also monitor the Development Review process to ensure the process provides consistent application which is objective in nature and provides certainty to developers. If either the development standards or the DR process is shown to constrain development, the City will amend, if necessary, development standards or procedures, as appropriate, to mitigate the constraint. The City will also conduct on-going monitoring and provide reporting to HCD in the City's General Plan Annual Report.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Monitor development of AHOZ properties; monitor AHOZ development standards and DR procedures for consistency. If necessary, amend AHOZ General Plan guidelines and Municipal Code regulations. Provide analysis and evaluation of program to HCD in General Plan Annual Report. Addresses policies A1, A2 and A3.
Funding Source: General Fund

PROMOTION OF FAIR HOUSING

Program 33 – Provide Information on Fair Housing in Quarterly Newsletter

The City will continue to include an article in at least one of its quarterly newsletters per year providing information concerning housing discrimination, Fair Housing law and available assistance.

Responsible Party: Development Services Department
Target Years: 2013-2020, Annual Review
Objective: Make Poway residents aware of these issues, laws, and available services for fair housing. Addresses policies C1 and C2.
Funding Source: General Fund

Program 34 – Obtain and Distribute Flyers on Fair Housing from San Diego County

The City will obtain flyers from the San Diego County Department of Housing and Community Development and make these available at appropriate locations in the City.

Responsible Party: Development Services Department
Target Years: Ongoing, 2013-20102
Objective: Promote the awareness of the housing services provided by the County. Addresses policies C1 and C2.
Funding Source: General Fund

Program 35 – Obtain and Display Posters on Fair Housing from the State of California

The City will request posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings.

Responsible Party: Development Services Department
Target Years: Ongoing, 2013-2020

Objective: Promote the awareness of the services and laws discussed by the posters. Addresses policies C1 and C2.
Funding Source: General Fund

Program 36 – Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing

In all deed restrictions required of affordable housing developments, the City will require inclusion of an anti-discrimination clause.

Responsible Party: Development Services Department
Target Years: 2013-2020
Objective: Ensure a legal City mechanism for complaints against housing discrimination in deed transactions. Addresses Policy C1.
Funding Source: General Fund

Program 37 – Continue to Assist in Addressing Fair Housing Questions

Continue to assist with Fair Housing questions when possible and to refer questions to other agencies as appropriate. This service is intended to assist in the awareness of Fair Housing throughout the County. The City will also provide this information on its website to gain additional public outreach.

Responsible Party: Development Services Department
Target Years: 2012-2020
Objective: Promote knowledge of Fair Housing law and services and ensure Poway residents have access to appropriate Fair Housing services. Addresses Policy C2.
Funding Source: General Fund

D. Quantified Objectives

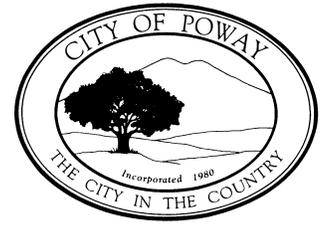
The City of Poway has established quantified (numerical) objectives for several program categories (**Table 6-1**) to provide measurable standards for monitoring and evaluating program achievements. Quantified objectives have been established for accommodating the City’s share of future housing needs under the SANDAG Regional Housing Allocation Plan, new housing construction, housing rehabilitation, the preservation of existing affordable housing, and homebuyer assistance. The future housing needs objective addresses the City’s ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding to developers of affordable housing.

Table 6-1
Summary of Quantified Objectives
2013-2020

Income	Regional Share	New Dwelling Units	Homebuyer Assistance (SHOP)	Rehab. (HELP)	Conservation of Affordable Housing		Special Needs Housing
					Rental Housing	Mobile Homes	Transitional & Supportive
Extremely Low	100	100		6	580	316	4
Very Low	101	101					
Low	152	138					
Moderate	282	38	48				
Above Moderate	618	305					
Total	1,253	682	48	6	580	316	4

Notes:

1. Quantified objectives in this table summarize the individual program objectives contained in this chapter.
2. Quantified objectives for homebuyer assistance include the City’s First Time Homebuyer Program and the home ownership housing program.
3. The quantified objective for rental housing preservation assumes continued preservation of existing subsidized rental units that are not at risk of conversion to market rate housing through the end of the housing cycle.



APPENDIX A

Table 1

Residential Sites Inventory
(Land Available for Above Moderate Income Housing
Units)

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
32002004	0	BEELER CANYON	RD	OS-1DU	27.00	1	1	Vacant	Flood Way
32002003	0	BEELER CANYON	RD	OS-1DU	7.22	N/A	1	Vacant	Flood Way
31728003	0	COMMUNITY	RD	OS-1DU	40.00	N/A	1	Vacant	None
32002102	0	CREEK	RD	OS-1DU	7.61	N/A	1	Vacant	None
31748007	0	GATE	DR	OS-1DU	30.70	N/A	1	Vacant	None
31472235	0	SILVERSET	ST	PC-2	0.28	4.0	1	Vacant	None
27720223	14150	Bryce Point		PC-4	1.67	1.0	1	Vacant	None
27720111	14480	Cheyenne	Trl	PC-4	10.02	0.25	1	Vacant	None
27720113	14445	Cheyenne	Trl	PC-4	1.04	0.25	1	Vacant	None
27720210	14100	Biscayne	PI	PC-4	1.39	0.25	1	Vacant	None
27707116	0	OLD COACH	RD	PC-4	30.57	0.25	1	Vacant	None
27707114	0	OLD COACH	RD	PC-4	5.00	0.25	1	Vacant	None
27707119	0	OLD COACH	RD	PC-4	8.08	0.25	1	Vacant	None
27707105	0	OLD COACH	RD	PC-4	40.00	0.25	1	Vacant	None
27708004	0	OLD COACH	RD	PC-4	40.00	0.25	1	Vacant	None
27720221	14165	Bryce Point		PC-4	1.01	0.25	1	Vacant	None
27708022	0	Green Valley Truck	TRL	PC-6	20.00	0.05	1	Vacant	None
27724016	0	HIDDEN VALLEY RANCH	RD	PC-6	1.01	1.0	1	Vacant	None
27724004	0	HIDDEN VALLEY RANCH	RD	PC-6	1.00	1.0	1	Vacant	None
27724101	0	SOUTH VALLEY RANCH	DR	PC-6	1.21	1.0	1	Vacant	None
27724010	0	HIDDEN VALLEY RANCH	RD	PC-6	1.03	1.0	1	Vacant	None
27724110	0	SOUTH VALLEY RANCH	DR	PC-6	1.57	1.0	1	Vacant	None
27724007	0	HIDDEN VALLEY RANCH	RD	PC-6	1.36	1.0	1	Vacant	None
27724011	0	HIDDEN VALLEY RANCH	RD	PC-6	1.01	1.0	1	Vacant	None
27724009	0	HIDDEN VALLEY RANCH	RD	PC-6	1.03	1.0	1	Vacant	None
27724102	0	SOUTH VALLEY RANCH	DR	PC-6	1.10	1.0	1	Vacant	None
27724108	0	SOUTH VALLEY RANCH	DR	PC-6	1.37	1.0	1	Vacant	None
27724104	0	SOUTH VALLEY RANCH	DR	PC-6	1.07	1.0	1	Vacant	None
27724113	0	OLD COACH	RD	PC-6	7.74	0.05	1	Vacant	None
27724103	0	SOUTH VALLEY RANCH	DR	PC-6	1.21	1.0	1	Vacant	None
27724107	0	SOUTH VALLEY RANCH	DR	PC-6	1.13	1.0	1	Vacant	None
27724014	0	HIDDEN VALLEY RANCH	RD	PC-6	1.01	1.0	1	Vacant	None
27724105	0	SOUTH VALLEY RANCH	DR	PC-6	1.02	1.0	1	Vacant	None
27724112	0	SOUTH VALLEY RANCH	DR	PC-6	7.59	0.25	1	Vacant	None
27724008	0	HIDDEN VALLEY RANCH	RD	PC-6	1.03	1.0	1	Vacant	None
27724001	0	HIDDEN VALLEY RANCH	RD	PC-6	1.18	1.0	1	Vacant	None
27724002	0	HIDDEN VALLEY RANCH	RD	PC-6	1.27	1.0	1	Vacant	None
27724015	0	HIDDEN VALLEY RANCH	RD	PC-6	1.05	1.0	1	Vacant	None
27724109	0	SOUTH VALLEY RANCH	DR	PC-6	2.51	1.0	1	Vacant	None
27724115	0	OLD COACH	RD	PC-6	1.02	1.0	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27724114	0	OLD COACH	RD	PC-6	1.09	1.0	1	Vacant	None
27724012	0	HIDDEN VALLEY RANCH	RD	PC-6	1.03	1.0	1	Vacant	None
27724006	0	HIDDEN VALLEY RANCH	RD	PC-6	1.09	1.0	1	Vacant	None
27724111	0	SOUTH VALLEY RANCH	DR	PC-6	1.47	1.0	1	Vacant	None
27724005	0	HIDDEN VALLEY RANCH	RD	PC-6	1.00	1.0	1	Vacant	None
27724106	0	SOUTH VALLEY RANCH	DR	PC-6	1.11	1.0	1	Vacant	None
27724013	0	HIDDEN VALLEY RANCH	RD	PC-6	1.01	1.0	1	Vacant	None
27724003	0	HIDDEN VALLEY RANCH	RD	PC-6	1.32	1.0	1	Vacant	None
27842332	14376	Twisted Branch	Rd	PRD-1	2.53	0.5	1	Vacant	None
27842316	14341	Twisted Branch	Rd	PRD-1	1.08	0.5	1	Vacant	None
27842435	14342	Horizon	Ct	PRD-1	1.38	0.5	1	Vacant	None
27701015	18116	Old Coach	Rd	RR-A	3.05	0.25	1	Vacant	None
32127106	0	POWAY	RD	RR-A	32.49	0.05	1	Vacant	None
27702017	0	DEER VALLEY	ESTS	RR-A	14.10	0.025	1	Vacant	None
32204143	0	HIGHWAY 67		RR-A	44.54	0.05	2	Vacant	None
27820020	0	COYOTE CREEK	TRL	RR-A	11.31	0.025	1	Vacant	None
32127057	17150	Dos Amigos	Way	RR-A	19.70	0.025	1	Vacant	None
27723003	18035	Sunset Point	Rd	RR-A	5.55	0.25	1	Vacant	None
27723008	14875	Sunset Ridge	Ct	RR-A	4.95	0.25	1	Vacant	None
27723002	18010	Sunset Point	Rd	RR-A	4.44	0.25	1	Vacant	None
27723005	18075	Sunset Point	Rd	RR-A	4.79	0.25	1	Vacant	None
27723007	14855	Sunset Ridge	Ct	RR-A	5.25	0.25	1	Vacant	None
27723010	14860	Sunset Ridge	Ct	RR-A	5.47	0.25	1	Vacant	None
27723006	18140	Sunset Point	Rd	RR-A	8.56	0.125	1	Vacant	None
27723004	0	SUNSET POINT	RD	RR-A	4.62	0.25	1	Vacant	None
27723009	14880	Sunset Ridge	Ct	RR-A	4.26	0.25	1	Vacant	None
27723015	0	SUNSET RIDGE	CT	RR-A	2.49	0.25	1	Vacant	None
27821029	0	HIGHWAY 67		RR-A	3.63	0.05	1	Vacant	None
27722001	14355	Stage Coach	Rd	RR-A	7.68	0.25	1	Vacant	None
31606303	0	COBBLESTONE CREEK	RD	RR-A	2.72	0.25	1	Vacant	Flood Way
31606301	0	COBBLESTONE CREEK	RD	RR-A	9.15	0.25	1	Vacant	Flood Way
32204107	0	HIGHWAY 67		RR-A	32.76	0.025	1	Vacant	None
27215028	18390	Sycamore Creek	Rd	RR-A	6.44	0.25	1	Vacant	None
27722036	18710	Heritage	Dr	RR-A	4.64	0.25	1	Vacant	None
27722018	18805	Olympic Point		RR-A	4.70	0.25	1	Vacant	None
32204020	0	DOS HERMANOS	RD	RR-A	2.76	0.05	1	Vacant	None
32204029	0	HIGHWAY 67		RR-A	64.16	0.05	2	Vacant	None
27713006	18159	Old Coach	RD	RR-A	2.50	0.25	1	Vacant	None
31465002	0	MIDLAND	RD	RR-A	5.00	0.25	1	Vacant	None
27713019	0	OLD COACH	RD	RR-A	7.43	0.25	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address		Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27820021	0	QUAIL MOUNTAIN RD	RR-A	17.17	0.025	1	Vacant	None
27614015	0	OLD COACH WAY	RR-A	32.88	0.025	1	Vacant	None
32111032	0	MISTY MEADOW RD	RR-A	5.01	0.05	1	Vacant	None
32204142	0	HIGHWAY 67	RR-A	61.36	0.025	1	Vacant	None
32136005	14830	Highway 67	RR-A	141.00	0.05	7	Vacant	None
27523221	0	EVA DR	RR-A	26.98	0.05	1	Vacant	None
27722010	18605	Old Coach Dr	RR-A	4.07	0.25	1	Vacant	None
32127147	0	MILLARDS RANCH LN	RR-A	4.17	0.125	1	Vacant	None
27547002	0	BOULDER MOUNTAIN RD	RR-A	6.63	0.025	1	Vacant	None
31484001	0	DEL PONIENTE RD	RR-A	5.94	0.25	1	Vacant	None
32127072	0	MUREL TRLS	RR-A	5.84	0.25	1	Vacant	None
32127077	0	MUREL TRLS	RR-A	4.68	0.25	1	Vacant	None
32127071	0	MUREL TRLS	RR-A	4.64	0.25	1	Vacant	None
32127075	0	MUREL TRLS	RR-A	4.43	0.25	1	Vacant	None
32127078	0	MUREL TRLS	RR-A	4.10	0.25	1	Vacant	None
32127074	0	MUREL TRLS	RR-A	6.68	0.25	1	Vacant	None
32127076	0	MUREL TRLS	RR-A	4.46	0.25	1	Vacant	None
32127090	0	BLUE CRYSTAL TRLS	RR-A	8.11	0.05	1	Vacant	None
31606302	0	COBBLESTONE CREEK RD	RR-A	4.10	0.25	1	Vacant	None
32111031	0	MISTY MEADOW RD	RR-A	5.79	0.05	1	Vacant	None
32307103	0	HIDDEN VALLEY RD	RR-A	30.12	0.05	1	Vacant	None
27821028	0	COYOTE CREEK TRL	RR-A	5.36	0.05	1	Vacant	None
32127130	0	DOS AMIGOS WAY	RR-A	4.64	0.05	1	Vacant	None
32127132	0	DOS AMIGOS TRL	RR-A	4.93	0.05	1	Vacant	None
32127131	0	DOS AMIGOS WAY	RR-A	4.91	0.05	1	Vacant	None
27607034	0	HIGHLAND VALLEY RD	RR-A	28.02	0.05	1	Vacant	None
31614039	0	DORATHEA TER	RR-A	2.11	0.25	1	Vacant	None
27722024	18773	Heritage Dr	RR-A	8.49	0.125	1	Vacant	None
32127133	0	DOS AMIGOS TRL	RR-A	4.13	0.05	1	Vacant	None
32204135	0	IRON MOUNTAIN DR	RR-A	2.51	0.05	1	Vacant	None
31602024	0	IOLA WAY	RR-A	20.44	0.05	1	Vacant	None
32110046	0	TOOTHROCK RD	RR-A	5.93	0.05	1	Vacant	None
32110044	0	TOOTHROCK RD	RR-A	7.14	0.125	1	Vacant	None
32110045	0	TOOTHROCK RD	RR-A	6.46	0.125	1	Vacant	None
32110043	0	TOOTHROCK RD	RR-A	5.01	0.125	1	Vacant	None
32111103	0	POWAY RD	RR-A	40.00	0.025	1	Vacant	Slope
32116022	0	POWAY RD	RR-A	37.29	0.025	1	Vacant	None
32136001	0	POWAY RD	RR-A	170.00	0.05	7	Vacant	None
32116023	0	POWAY RD	RR-A	76.42	0.025	1	Vacant	None
32111049	0	HIGHWAY 67	RR-A	2.90	0.05	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27526028	0	LAKE POWAY	RD	RR-A	1.84	0.125	1	Vacant	None
27547024	0	MONTE VISTA	RD	RR-A	17.12	0.125	1	Vacant	None
27547021	0	BOULDER MOUNTAIN	RD	RR-A	14.66	0.05	1	Vacant	None
31484009	0	DEL PONIENTE	RD	RR-A	5.20	0.25	1	Vacant	None
32111030	0	MISTY MEADOW	RD	RR-A	6.25	0.05	1	Vacant	None
32201048	0	CHAPARRAL	WAY	RR-A	19.60	0.05	1	Vacant	None
27702011	0	BIG BUCKS	TRL	RR-A	41.56	0.025	1	Vacant	Slope
32307053	0	SYCAMORE CANYON	RD	RR-A	1.25	0.25	1	Vacant	None
32204102	0	HIGHWAY 67		RR-A	40.00	0.05	2	Vacant	None
27702029	18372	DEER VALLEY ESTATES		RR-A	18.58	0.125	2	Vacant	None
27702026	0	DEER VALLEY ESTATES		RR-A	8.48	0.125	1	Vacant	None
27702027	0	DEER VALLEY ESTATES		RR-A	5.55	0.125	1	Vacant	None
27523222	0	STONE	CYN	RR-A	2.87	0.05	1	Vacant	None
27702014	0	OLD COACH	RD	RR-A	5.39	0.05	1	Vacant	None
27614013	0	OLD COACH	WAY	RR-A	42.00	0.025	1	Vacant	Slope
27702105	0	OLD COACH	WAY	RR-A	63.75	0.025	1	Vacant	None
27701105	0	OLD COACH	WAY	RR-A	56.92	0.025	1	Vacant	Slope
27702107	0	STAGE COACH	RD	RR-A	21.38	0.025	1	Vacant	None
27701104	0	OLD COACH	WAY	RR-A	13.29	0.125	1	Vacant	None
27702110	0	STAGE COACH	RD	RR-A	35.30	0.025	1	Vacant	None
27702108	0	STAGE COACH	RD	RR-A	42.27	0.025	1	Vacant	None
27702109	0	STAGE COACH	RD	RR-A	21.66	0.025	1	Vacant	None
31444038	0	Ahwahnee	Way	RR-A	10.22	0.125	1	Vacant	None
31761101	0	CREE	DR	RR-A	7.34	0.25	1	Vacant	None
27820017	0	HIGHWAY 67		RR-A	2.41	0.05	1	Vacant	None
32204118	0	HWY 67		RR-A	2.66	0.05	1	Vacant	None
27713005	18111	Old Coach	Rd	RR-A	2.50	0.25	1	Vacant	None
27702020	0	WILD HORSE CREEK		RR-A	4.39	0.05	1	Vacant	None
32127135	13887	Millards Ranch	Ln	RR-A	8.16	0.125	1	Vacant	None
32127119	0	MILLARDS	RD	RR-A	21.80	0.05	1	Vacant	None
27215036	18385	Sycamore Creek	Rd	RR-A	3.36	0.25	1	Vacant	None
27820028	0	RUNNING DEER	TRL	RR-A	36.43	0.025	1	Vacant	None
27820029	0	RUNNING DEER	TRL	RR-A	9.43	0.025	1	Vacant	None
31602008	0	DOROTHEA	TERR	RR-A	10.00	0.05	1	Vacant	None
32204116	0	IRON MOUNTAIN	DR	RR-A	10.05	0.05	1	Vacant	None
27829012	0	OAK CANYON	RD	RR-A	8.34	0.05	1	Vacant	None
32111122	0	RIDGECREST	RD	RR-A	24.61	0.05	1	Vacant	None
32110038	0	WINDING CANYON	RD	RR-A	27.47	0.05	1	Vacant	None
27614007	0	OLD COACH	WAY	RR-A	16.45	0.05	1	Vacant	None
27614006	0	OLD COACH	WAY	RR-A	18.37	0.05	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27614008	0	OLD COACH	WAY	RR-A	48.48	0.05	1	Vacant	None
31702116	0	9th	ST	RR-A	1.99	0.05	1	Vacant	None
32116025	14275	Crystal View	Ln	RR-A	9.70	0.05	1	Vacant	None
27820026	0	RUNNING DEER	TRL	RR-A	9.53	0.05	1	Vacant	None
32201109	0	HIGHWAY 67		RR-A	20.02	0.05	1	Vacant	None
27614005	0	OLD COACH	WAY	RR-A	20.46	0.05	1	Vacant	None
27608051	15051	Highland Valley	Rd	RR-A	2.80	0.05	1	Vacant	None
32201107	0	HIGHWAY 67		RR-A	26.42	0.05	1	Vacant	None
32204106	0	HIGHWAY 67		RR-A	20.71	0.05	1	Vacant	None
32204016	0	HIGHWAY 67		RR-A	15.07	0.05	1	Vacant	None
32204004	0	HIGHWAY 67		RR-A	45.26	0.05	2	Vacant	None
32204003	0	HIGHWAY 67		RR-A	34.96	0.05	1	Vacant	None
27820019	0	SKYRIDGE	RD	RR-A	10.11	0.05	1	Vacant	None
27820018	0	SKYRIDGE	RD	RR-A	10.11	0.05	1	Vacant	None
27722031	18711	Heritage	Dr	RR-A	5.68	0.25	1	Vacant	None
31602023	0	IOLA	WAY	RR-A	20.44	0.05	1	Vacant	None
32204121	0	CRESTLINE	DR	RR-A	2.57	0.05	1	Vacant	None
31602025	0	IOLA	WAY	RR-A	20.44	0.05	1	Vacant	None
32111105	0	POWAY	RD	RR-A	35.89	0.05	1	Vacant	None
27713002	0	OLD COACH	WAY	RR-A	6.90	0.25	1	Vacant	None
27702021	18575	Wild Horse Creek		RR-A	8.04	0.125	1	Vacant	None
27702032	0	WILD HORSE CREEK		RR-A	9.40	0.05	1	Vacant	None
27310004	0	OLD WINERY	RD	RR-A	40.00	0.05	2	Vacant	None
32120048	0	POWAY	RD	RR-A	28.73	0.05	1	Vacant	None
32111023	0	CLEARVIEW	RD	RR-A	42.83	0.05	2	Vacant	None
27722027	18745	Heritage	Dr	RR-A	5.04	0.25	1	Vacant	None
32111025	0	MISTY MEADOW	RD	RR-A	41.30	0.05	2	Vacant	None
31403110	0	MIDLAND	RD	RR-A	10.00	0.05	1	Vacant	None
31403111	0	MIDLAND	RD	RR-A	10.00	0.05	1	Vacant	None
32137008	0	CEDAR RIDGE	CT	RR-A	4.66	0.05	1	Vacant	None
27702016	0	OLD COACH	RD	RR-A	9.50	0.25	2	Vacant	None
32307102	0	SYCAMORE CANYON	RD	RR-A	40.00	0.025	1	Vacant	None
27821006	0	HIGHWAY 67		RR-A	1.58	0.05	1	Vacant	None
31710218	0	COYOTERO	DR	RR-A	15.89	0.05	1	Vacant	None
32310001	0	SYCAMORE CANYON	RD	RR-A	40.00	0.05	2	Vacant	None
31722221	0	MONTAUK	ST	RR-A	7.66	0.25	1	Vacant	None
31484017	0	DEL PONIENTE	RD	RR-A	8.29	0.05	1	Vacant	None
31484010	0	DEL PONIENTE	RD	RR-A	13.55	0.05	1	Vacant	None
31484003	0	DEL PONIENTE	RD	RR-A	8.02	0.05	1	Vacant	None
27526046	0	SUMMIT	CIR	RR-A	20.41	0.05	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address		Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27821030	0	HIGHWAY 67	RR-A	2.67	0.025	1	Vacant	None
27821003	0	HIGHWAY 67	RR-A	5.00	0.025	1	Vacant	None
27821004	0	HIGHWAY 67	RR-A	5.00	0.025	1	Vacant	None
27720232	0	OLD COACH WAY	RR-A	0.85	0.25	1	Vacant	None
32201039	16680	Chaparral Way	RR-A	15.01	0.05	1	Vacant	None
32201040	16800	Chaparral Way	RR-A	12.32	0.05	1	Vacant	None
31403108	0	MIDLAND RD	RR-A / RR-B	5.00	0.025	1	Vacant	None
32307046	0	BEELEER CANYON RD	RR-A / RR-B	53.68	0.025	1	Vacant	None
32307023	15270	Sycamore Canyon Rd	RR-A / RR-B	40.00	0.05	2	Vacant	None
32307127	0	CINCHRING DR	RR-A / RR-C	8.56	0.025	1	Vacant	None
31437005	0	LARCHMONT DR	RR-A / RR-C	40.61	.5/0.025	3	Vacant	Slope
32118074	0	ADRIAN ST	RR-A / RR-C	1.06	0.25/ 1	1	Vacant	None
31753420	0	POMERADO RD	RR-A / RS-7	7.17	0.25 / 8	8	Vacant	None
27824005	15335	SKYRIDGE RD	RR-B	2.40	0.5	1	Vacant	None
32103037	0	HIGH VALLEY RD	RR-B	4.39	0.5	2	Vacant	None
32307056	15121	Sycamore Canyon Rd	RR-B	1.60	0.5	1	Vacant	None
27830104	0	Eastvale Rd	RR-B	2.60	0.5	1	Vacant	None
32307039	0	SYCAMORE CANYON RD	RR-B	1.23	0.5	1	Vacant	None
27818046	0	MARKAR RD	RR-B	2.26	0.5	1	Vacant	None
27818047	0	MARKAR RD	RR-B	2.35	0.5	1	Vacant	None
31403143	0	DEL PONIENTE RD	RR-B	2.05	0.5	1	Vacant	None
27830046	15250	Skyridge Rd	RR-B	4.18	0.25	1	Vacant	None
27830072	15134	Oak Canyon Rd	RR-B	3.35	0.5	1	Vacant	None
32101258	0	ESPOLA RD	RR-B	4.03	0.25	1	Vacant	None
32108052	15100	VALI HAI RD	RR-B	0.76	0.5	1	Vacant	None
27527035	13651	Paseo De La Huerta	RR-B	2.00	0.5	1	Vacant	None
27818131	14924	Gavan Vista Rd	RR-B	2.00	0.5	1	Vacant	None
32109001	0	VALI HAI RD	RR-B	1.55	0.5	1	Vacant	None
32108032	0	HIGH VALLEY RD	RR-B	2.69	0.5	1	Vacant	None
32108038	0	VALI HAI RD	RR-B	1.85	0.5	1	Vacant	None
27830118	15106	Eastvale Rd	RR-B	3.14	0.5	1	Vacant	None
27818075	15456	Markar Rd	RR-B	2.29	0.5	1	Vacant	None
27824001	15223	Skyridge Rd	RR-B	2.12	0.5	1	Vacant	None
32307051	0	GARDEN RD	RR-B	4.10	0.25	1	Vacant	None
32307047	0	SYCAMORE CANYON RD	RR-B	6.32	0.25	1	Vacant	None
32307050	0	GARDEN RD	RR-B	3.60	0.5	1	Vacant	None
32310009	0	SYCAMORE CANYON RD	RR-B	7.50	0.5	3	Vacant	None
32307025	14952	GARDEN RD	RR-B	80.00	0.5	33	Vacant	9 acres in OS-RM
32307022	14958	Garden Rd	RR-B	40.00	0.5	18	Vacant	Flood Way
32103074	0	HIGH VALLEY RD	RR-B	11.50	0.5	5	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
31484004	0	DEL PONIENTE	RD	RR-B	6.40	0.25	1	Vacant	None
32101253	0	ESPOLA	RD	RR-B	1.94	0.5	1	Vacant	None
27830115	15032	Eastvale	Rd	RR-B	2.55	0.5	1	Vacant	None
27714029	0	ESPOLA	RD	RR-B	4.01	0.25	1	Vacant	None
27824039	0	EASTVALE	RD	RR-B	2.14	0.5	1	Vacant	None
27824040	0	EASTVALE	RD	RR-B	2.68	0.5	1	Vacant	None
27818118	14935	Gavan Vista	Rd	RR-B	2.31	0.5	1	Vacant	None
32103073	0	ESPOLA	RD	RR-B	3.43	0.5	1	Vacant	None
32108051	0	VALI HAI	RD	RR-B	3.67	0.5	1	Vacant	None
32122009	14874	Golden Sunset	Ct	RR-B	2.51	0.5	1	Vacant	None
27580015	13551	Summit	Cir	RR-B	2.00	0.5	1	Vacant	None
32307016	0	GARDEN	RD	RR-B	4.30	0.5	2	Vacant	Flood Way
32307017	0	GARDEN	RD	RR-B	4.30	0.5	2	Vacant	Flood Way
32307015	0	GARDEN	RD	RR-B	4.80	0.5	2	Vacant	Flood Way
27526030	13311	Summit	Cir	RR-B	2.00	0.5	1	Vacant	None
27830067	0	SKYRIDGE	RD	RR-B	2.86	0.5	1	Vacant	None
27830053	15042	Oak Canyon	Rd	RR-B	4.74	0.5	2	Vacant	None
27818071	0	MARKAR	RD	RR-B	2.19	0.5	1	Vacant	None
27714010	0	ESPOLA	RD	RR-B	2.54	0.5	1	Vacant	None
27824002	15231	Skyridge	Rd	RR-B	2.50	0.5	1	Vacant	None
32108058	0	VALI HAI	RD	RR-B	2.36	0.5	1	Vacant	None
32103123	0	ORCHARD VIEW	LN	RR-B	2.16	0.5	1	Vacant	None
32103106	0	ORCHARD	VW	RR-B	3.98	0.5	1	Vacant	None
31484005	0	DEL PONIENTE	RD	RR-B	2.83	0.5	1	Vacant	None
32107020	0	MARKAR	RD	RR-B	13.85	0.5	6	Vacant	None
31484006	0	DEL PONIENTE	RD	RR-B / RR-A	3.37	0.5	1	Vacant	None
31465036	0	MIDLAND	RD	RR-C	1.84	1.0	1	Vacant	None
32352004	14123	Sky Mountain	Trl	RR-C	1.07	1.0	1	Vacant	None
32141004	15004	Huntington Gate	Dr	RR-C	1.94	1.0	1	Vacant	None
31420125	0	SYCAMORE	AVE	RR-C	0.21	1.0	1	Vacant	Flood Way
32329019	0	VISTA VIEW	DR	RR-C	2.63	0.5	1	Vacant	None
27570065	16620	Sagewood	Ln	RR-C	1.17	1.0	1	Vacant	None
27534101	0	ESPOLA	RD	RR-C	0.50	1.0	1	Vacant	None
31418291	0	YORK	AVE	RR-C	0.22	1.0	1	Vacant	None
32328038	0	CLAIR	DR	RR-C	1.08	1.0	1	Vacant	None
32328040	12901	GOLDEN	WAY	RR-C	1.00	1.0	1	Vacant	None
31752005	0	LEONA	LN	RR-C	3.07	0.5	1	Vacant	None
31752006	0	LEONA	LN	RR-C	4.11	0.5	2	Vacant	None
32328031	0	MEADOW CREEK	LN	RR-C	1.24	1.0	1	Vacant	None
27276144	17952	Highlands Ranch	PI	RR-C	2.77	0.5	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address		Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
32104021	0	CROCKER RD	RR-C	1.04	1.0	1	Vacant	None
27510214	0	WILLOW RUN RD	RR-C	1.02	1.0	1	Vacant	None
32104047	0	CROCKER RD	RR-C	1.12	1.0	1	Vacant	None
32326234	0	ADAH LN	RR-C	1.22	1.0	1	Vacant	None
32326235	0	ADAH LN	RR-C	1.34	1.0	1	Vacant	None
32326236	0	ADAH LN	RR-C	2.10	1.0	2	Vacant	None
31465014	0	BUDWIN LN	RR-C	1.01	1.0	1	Vacant	None
27817080	0	LAKEVIEW RD	RR-C	1.21	1.0	1	Vacant	None
27817079	0	LAKEVIEW RD	RR-C	1.30	1.0	1	Vacant	None
27538030	0	CORTE JUANA	RR-C	0.76	1.0	1	Vacant	None
27579427	0	WILDERNESS RD	RR-C	1.40	1.0	1	Vacant	None
31607046	0	BOULDER VIEW DR	RR-C	1.01	1.0	1	Vacant	None
27520121	0	ACORN PATCH RD	RR-C	0.61	1.0	1	Vacant	None
27390008	0	CORTE LOMAS VERDES	RR-C	1.08	1.0	1	Vacant	None
32328033	12987	Welton Ln	RR-C	1.00	1.0	1	Vacant	Flood Way
31607111	0	BEELEER CREEK TRL	RR-C	0.75	1.0	1	Vacant	None
27310216	17882	Old Winemaster Way	RR-C	1.12	1.0	1	Vacant	None
27533229	0	ESPOLA RD	RR-C	0.64	1.0	1	Vacant	None
31606229	0	POWAY RD	RR-C	1.32	1.0	1	Vacant	Flood Way
31712244	0	MELISSA LN	RR-C	0.59	1.0	1	Vacant	None
32352005	14111	Sky Mountain Trl	RR-C	1.59	1.0	1	Vacant	None
32352001	14144	Sky Mountain Trl	RR-C	2.15	1.0	2	Vacant	None
32121051	0	Mountain RD	RR-C	0.57	1.0	1	Vacant	None
32128016	0	EZRA LN	RR-C	3.96	0.5	1	Vacant	None
27503110	16630	Avenida Florencia	RR-C	1.04	1.0	1	Vacant	Flood Way
32301029	0	PUTNEY DR	RR-C	1.65	1.0	1	Vacant	None
27524066	15700	Bowl Creek Rd	RR-C	2.57	1.0	2	Vacant	None
27844242	0	Northcrest LN	RR-C	1.32	1.0	1	Vacant	None
32117210	0	IPAVA DR	RR-C	0.77	1.0	1	Vacant	None
32301020	0	BELVEDERE DR	RR-C	1.24	1.0	1	Vacant	None
32318052	0	OLIVE TREE LN	RR-C	2.10	1.0	2	Vacant	None
32318051	0	OLIVE TREE LN	RR-C	0.50	1.0	1	Vacant	None
31712259	0	MELISSA LN	RR-C	0.64	1.0	1	Vacant	None
32118061	0	SAVAGE WAY	RR-C	0.51	1.0	1	Vacant	None
27390124	13541	Old Winery Rd	RR-C	1.42	1.0	1	Vacant	None
32307125	0	CINCHRING DR	RR-C	1.36	1.0	1	Vacant	None
32307124	0	CINCHRING DR	RR-C	1.46	1.0	1	Vacant	None
32307123	0	CINCHRING DR	RR-C	1.35	1.0	1	Vacant	None
32307106	0	HIDDEN VALLEY DR	RR-C	6.16	1.0	6	Vacant	None
32307109	14952	Garden Rd	RR-C	19.75	1.0	17	Vacant	Flood Way

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

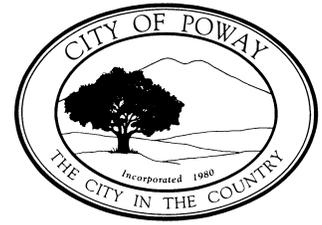
APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
32306078	0	CLAIR	DR	RR-C	0.43	1.0	1	Vacant	None
32306077	0	CLAIR	DR	RR-C	0.29	1.0	1	Vacant	None
32306044	12947	Claire	Dr	RR-C	2.48	0.5	1	Vacant	Flood Way
32306076	0	CLAIR	DR	RR-C	0.39	1.0	1	Vacant	None
27844252	0	UMBRIA	PL	RR-C	1.00	1.0	1	Vacant	None
32328013	0	GOLDEN	WY	RR-C	2.00	0.5	1	Vacant	None
32328010	0	GOLDEN	WY	RR-C	0.98	1.0	1	Vacant	None
27390129	17820	Joyas	Ct	RR-C	1.74	1.0	1	Vacant	None
27844263	0	UMBRIA	WAY	RR-C	1.31	1.0	1	Vacant	None
27844261	0	UMBRIA	WAY	RR-C	1.19	1.0	1	Vacant	None
31607038	0	POWAY	RD	RR-C	1.26	1.0	1	Vacant	Flood Way
27549004	0	ORCHARD GATE	RD	RR-C	1.24	1.0	1	Vacant	None
32327048	0	WELTON	LN	RR-C	0.57	1.0	1	Vacant	Flood Way
27570025	0	SAGEWOOD	LN	RR-C	1.62	1.0	1	Vacant	Flood Way
32351009	13526	Whitewater	Dr	RR-C	1.63	1.0	1	Vacant	None
32121055	0	GOLDEN SUNSET	LN	RR-C	1.25	1.0	1	Vacant	None
32120041	0	ESPOLA	RD	RR-C	2.93	0.5	1	Vacant	None
32118055	0	IRIS	LN	RR-C	1.49	1.0	1	Vacant	None
32301015	0	BELVEDERE	DR	RR-C	1.24	1.0	1	Vacant	None
32328009	0	GOLDEN	WY	RR-C	0.96	1.0	1	Vacant	None
27844266	15614	Riparian	Rd	RR-C	1.13	1.0	1	Vacant	None
27570056	0	OAK CREEK	TRL	RR-C	1.55	1.0	1	Vacant	None
27570057	0	OAK CREEK	TRL	RR-C	1.70	1.0	1	Vacant	None
27570058	0	OAK CREEK	TRL	RR-C	2.49	1.0	2	Vacant	None
32329017	12825	GATE	DR	RR-C	2.31	0.5	1	Vacant	None
27276110	0	HIGHLANDS RANCH	TER	RR-C	2.22	0.5	1	Vacant	None
32121071	14238	Mountain	Rd	RR-C	1.30	1.0	1	Vacant	None
32301026	0	BELVEDERE	DR	RR-C	1.02	1.0	1	Vacant	None
32328021	0	WELTON	LN	RR-C	6.10	0.5	3	Vacant	Flood Way
32309215	12870	WELTON	LN	RR-C	10.00	0.5	5	Vacant	None
27276125	17982	Highlands Ranch	PI	RR-C	2.94	0.5	1	Vacant	None
32307105	0	HIDDEN VALLEY	RD	RR-C	2.35	1.0	2	Vacant	None
31437027	0	POMERADO	RD	RR-C	2.10	0.5	1	Vacant	None
31436030	0	POMERADO	RD	RR-C	8.16	0.5	4	Vacant	None
31437038	0	POMERADO	RD	RR-C	23.45	1.0	10	Vacant	None
32301037	0	ANN O RENO	LN	RR-C	0.51	1.0	1	Vacant	None
27572036	0	ORCHARD BEND	RD	RR-C	0.96	1.0	1	Vacant	None
32142002	14470	Southern Hills	Ln	RR-C	1.16	1.0	1	Vacant	None
32318053	0	OLIVE TREE	LN	RR-C	0.75	1.0	1	Vacant	None
32101247	0	ESPOLA	RD	RR-C	1.77	1.0	1	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreege	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
27310225	17827	Old Winemaster	Way	RR-C	1.00	1.0	1	Vacant	None
32301023	0	BELVEDERE	DR	RR-C	1.62	1.0	1	Vacant	None
27390054	0	STARMOUNT	WAY	RR-C	1.07	1.0	1	Vacant	None
27524040	0	BOWL CREEK	RD	RR-C	2.14	1.0	1	Vacant	None
27524038	0	BOWL CREEK	RD	RR-C	2.61	1.0	2	Vacant	None
27524039	0	GLEN	CIR	RR-C	4.08	0.5	2	Vacant	None
31465026	0	MIDLAND	RD	RR-C	5.52	1.0	5	Vacant	None
31420124	0	SYCAMORE	AVE	RR-C	0.11	1.0	1	Vacant	Flood Way
31420123	0	SYCAMORE	AVE	RR-C	0.21	1.0	1	Vacant	Flood Way
32118095	0	TIERRA BONITA	RD	RR-C	1.22	1.0	1	Vacant	None
32118097	0	TIERRA BONITA	RD	RR-C	1.06	1.0	1	Vacant	None
32118098	0	TIERRA BONITA	PL	RR-C	1.26	1.0	1	Vacant	None
32118099	0	TIERRA BONITA	PL	RR-C	1.20	1.0	1	Vacant	None
32326107	0	VISTA VIEW	DR	RR-C	0.31	1.0	1	Vacant	None
32309214	0	WELTON	LN	RR-C	2.47	1.0	1	Vacant	None
32121067	0	CROCKER	RD	RR-C	0.48	1.0	1	Vacant	None
32121068	0	CROCKER	RD	RR-C	1.20	1.0	1	Vacant	None
32121061	0	GOLDEN SUNSET	LN	RR-C	1.29	1.0	1	Vacant	None
32327060	0	GOLDEN	WAY	RR-C	6.96	1.0	1	Vacant	Flood Way
32118046	0	TEMPLE	ST	RR-C	0.39	1.0	1	Vacant	None
27556013	0	VALLEY VERDE	RD	RR-C	0.80	1.0	1	Vacant	None
32104025	0	CROCKER	RD	RR-C	2.61	1.0	2	Vacant	None
27382018	17043	Edina	Ct	RR-C	1.16	1.0	1	Vacant	None
32119122	0	TIERRA BONITA	RD	RR-C / RR-A	4.62	1.0	4	Vacant	None
32307126	0	CINCHRING	DR	RR-C / RR-A	2.94	1.0	2	Vacant	None
31702119	0	9TH	AVE	RR-C / RR-A	1.98	1.0	1	Vacant	None
32340137	0	WHITEWATER	DR	RR-C / RR-A	2.10	1.0	2	Vacant	None
31702117	0	9TH	ST	RR-C / RR-A	1.99	1.0	1	Vacant	None
31423067	0	YORK	AVE	RR-C / RS-3	0.68	1.0	1	Vacant	Flood Way
32326128	0	POWAY	RD	RS-1	1.30	1.0	1	Vacant	None
31766201	0	GATE	DR	RS-1	2.76	1.0	1	Vacant	Flood Way
31725123	0	POMERADO	RD	RS-2	0.22	2.0	1	Vacant	Flood Way
31725122	0	POMERADO	RD	RS-2	0.27	2.0	1	Vacant	Flood Way
31725124	0	POMERADO	RD	RS-2	0.20	2.0	1	Vacant	None
27313311	17757	Del Paso	Dr	RS-2	0.70	2.0	1	Vacant	None
31724164	0	OLD STONE	RD	RS-2	0.60	2.0	1	Vacant	None
32123064	0	PEBBLE CANYON	DR	RS-2	0.51	2.0	1	Vacant	None
31725105	0	STAGE STOP	DR	RS-2	0.25	2.0	1	Vacant	Flood Way
32102059	0	ESPOLA	RD	RS-2	0.49	2.0	1	Vacant	None
31711114	0	AGSTEN	LN	RS-2	1.40	2.0	2	Vacant	None

**Table 1- Residential Sites Inventory
(Lands Available For Above-Moderate Income Housing Units)**

APN	Address			Land Use/Zoning (Existing)	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
32326202	13965	Poway	Rd	RS-2	0.95	2.0	1	Vacant	None
32101146	0	ESPOLA	RD	RS-2	2.09	2.0	4	Vacant	None
32123029	0	PEBBLE CANYON	DR	RS-2	0.51	2.0	1	Vacant	None
32327025	0	GOLDEN	WAY	RS-2	0.49	2.0	1	Vacant	None
32318027	0	OLIVE TREE	LN	RS-2	0.42	2.0	1	Vacant	None
31724136	0	POMERADO	RD	RS-2	0.23	2.0	1	Vacant	None
32319033	14322	Poway	Rd	RS-2	0.47	2.0	1	Vacant	None
32123030	0	PEBBLE CANYON	Rd	RS-2	0.51	2.0	1	Vacant	None
31724137	0	POMERADO	RD	RS-2	0.23	2.0	1	Vacant	None
32123065	0	PEBBLE CANYON	DR	RS-2	0.51	2.0	1	Vacant	None
31419345	14227	Midland	Rd	RS-2	0.51	2.0	1	Vacant	Flood Way
31419349	13608	Aubrey	St	RS-2	0.52	2.0	1	Vacant	None
31419346	14215	Midland	Rd	RS-2	0.53	2.0	1	Vacant	Flood Way
31419348	13612	Aubrey	St	RS-2	0.75	2.0	1	Vacant	None
31724170	0	OLD STONE	RD	RS-2	0.81	2.0	1	Vacant	None
32123067	0	PEBBLE CANYON	DR	RS-2	0.51	2.0	1	Vacant	None
32123082	0	PEBBLE CANYON	DR	RS-2	1.02	2.0	2	Vacant	None
31724208	0	ARABIAN	WAY	RS-2	1.00	2.0	1	Vacant	Flood Way
32327056	0	WELTON	LN	RS-2	0.32	2.0	1	Vacant	None
32327057	0	WELTON	LN	RS-2	0.29	2.0	1	Vacant	None
31725104	0	POMERADO	RD	RS-2	0.28	2.0	1	Vacant	Flood Way
31724176	12353	Old Stone	Rd	RS-2	2.96	2.0	5	Vacant	None
32123094	0	TWIN PEAKS	RD	RS-2	0.50	2.0	1	Vacant	None
32123095	0	TWIN PEAKS	RD	RS-2	0.51	2.0	1	Vacant	None
32327006	0	WELTON	LN	RS-2	0.50	2.0	1	Vacant	Flood Way
32327053	0	GOLDEN	WAY	RS-2	1.22	2.0	2	Vacant	None
32327052	0	GOLDEN	WAY	RS-2	1.51	2.0	3	Vacant	None
31482027	0	ICARUS	LN	RS-3	0.78	3.0	2	Vacant	None
31419402	0	VICTORIA ESTATES	LN	RS-4	0.35	4.0	1	Vacant	None
27312202	17754	ST Andrews	Dr	RS-4	0.26	4.0	1	Vacant	None
27312206	17720	ST Andrews	Dr	RS-4	0.30	4.0	1	Vacant	None
31762047	13049	Tuscarora	Dr	RS-4	0.33	4.0	1	Vacant	None
31762046	0	TUSCARORA	DR	RS-4	0.34	4.0	1	Vacant	None
27317111	0	ST ANDREWS	DR	RS-4	0.32	4.0	1	Vacant	None
27313405	0	ST ANDREWS	DR	RS-4	0.27	4.0	1	Vacant	None
27313406	0	ST ANDREWS	DR	RS-4	0.30	4.0	1	Vacant	None
31419434	0	NORWALK	ST	RS-4	0.42	4.0	1	Vacant	None
27576013	0	PEDRIZA	DR	RS-4	1.45	4.0	3	Vacant	None
31424248	0	JANETTE	LN	RS-7	0.24	8.0	1	Vacant	None



APPENDIX B

Adequate Sites Program Alternative Checklist
(Orange Gardens)

Letter from Department of Housing and Community
Development (Orange Gardens) – dated 11/24/09

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
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Adequate Sites Program Alternative Checklist
Government Code Section 65583.1(c)

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

HE Page #

<p>65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 2 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$: <u>78,846,000</u> Date: <u>3/09/2011</u></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><u>52 (26 VL / 26 L)</u></p>	<p><u>4-3</u></p>
<p>65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: <u>52</u> Funding source: <u>LMI HF</u></p>		
<p>65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>CONVERSION</u></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).</p>		

SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))		
Include reference to specific program action in housing element.	Program # 1 (PORTON)	Page # 5-3
<p>65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households?</p> <p>If so, how many units? # of VLI units: 36 # of LI units: 26</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4-2 + 4-3
<p>65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock? <i>For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No RELOCATION PROVIDED BY DEVELOPER NOT	CITY/HA.
<p>65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health & Safety Code Section 17995.3 (a) through (g))? <input type="checkbox"/> Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. <input type="checkbox"/> Serious defects or lack of adequate space and water heating. <input type="checkbox"/> Serious rodent, vermin or insect infestation. <input checked="" type="checkbox"/> Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. <input checked="" type="checkbox"/> Inadequate numbers of garbage receptacles or service. <input type="checkbox"/> Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. <input type="checkbox"/> Inoperable hallway lighting.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ALL UNITS HAVE BEEN REHABILITATED/ CONVERTED	
<p>65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 20 years?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.</p>		

CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))		
Include reference to specific program action in housing element.	Program #	Page #
<p>65583.1(c)(2)(B) Specify the number of multifamily rental (3 or more units) to be converted.</p> <p>Specify the number multifamily ownership units to be converted.</p> <p>Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?</p>	<p>52</p> <p>0</p> <p> </p> <p> </p> <p> </p>	
<p>65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>4-2 + 4-22 4-3</p>
<p>65583.1(c)(2)(B)(ii) For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>RELOCATION PROVIDED BY OWNER / DEVELOPER - NOT CITY/HA.</p>	
<p>65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OCCUPANCY COMPLETE</p>	<p>4-2 + 4-3</p>
<p>65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(2)(B)(vi)* For conversion of multifamily ownership units: N/A Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed in the planning period.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p># of lower-income units: _____</p>	
<p>*NOTE: After January 1, 2015 foreclosed units acquired and converted must meet the requirements of GC 65583.1(c)(2)(B)(vi)</p>		

PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))		
	Program #	Page #
Include reference to specific program action in housing element.		
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iii) Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

NOTE:

- By no later than July 1st of the third year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), by the July 1st due date, it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken no later than July 1st of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within two years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in its next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

DEFINITIONS:

Committed Assistance: When a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the second year of the housing element planning period, obligating funds for affordable units available for occupancy within two years of the agreement.

Assisted Housing Development: A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
 - (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
 - (ii) Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).
 - (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
 - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
 - (iii) The sale or lease of public property at or below market rates.
 - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 24, 2009

Ms. Ingrid Alverde, Manager
Redevelopment Agency
City of Poway
13325 Civic Center Drive
Poway, CA 92074

RE: Alternative Adequate Sites and Housing Element Due Dates

Dear Ms. Alverde:

This letter is in response to your October 22, 2009 correspondence requesting confirmation of alternative adequate sites provisions pursuant to Government Code Section 65583.1, and timing of the fifth revision on the housing element in the San Diego Association of Governments (SANDAG) region. Specifically, your correspondence requests confirmation that:

1. A project otherwise consistent with Section 65583.1(c), which is provided committed assistance between July 2010 and approximately January 2015, may be included in the City's sites inventory for the fifth housing element update.
2. A project receiving \$1.2 million before July 2010 with subsequent financial assistance from the City of approximately \$5.8 million after July 2010, consistent with Section 65583.1(c), would not jeopardize the project's eligibility under "committed assistance" provisions.

In considering your request, the Department has not reviewed and is not determining whether projects described above comply with other requirements of the Government Code, and in particular Section 65583.1.

Relevant to the analysis, Chapter 354, Statutes of 2009 (SB 575), and Chapter 467, Statutes of 2009 (AB 720), revised housing element law in the following key respects:

1. Specified that SANDAG's next "projection period" will begin on July 1, 2010.
2. Amended the definition of "committed assistance" to, among other things, commence within the projection period.

Ms. Ingrid Alverde, Manager
Page 2

If the proposal as described in your correspondence is otherwise consistent with the provisions of Government Code Section 65583.1, it may be included in the City's sites inventory for the fifth housing element update relative to the timing and question raised about "committed assistance."

If you have any questions or would like further assistance, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director