HOUSING ELEMENT
APPENDIX E

Evaluation of Previous Housing Element

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IA. PROVISION OF AN ADEQUATE SITE INVENTORY			
Establish development monitoring system as part of Process 2000	System has not been established due to difficulty of designing a system that satisfies all monitoring needs..	A development monitoring system remains a high priority and should be in place during year 2000.	Retain goal and continue efforts to create monitoring system
Complete 3-5 rezonings per year to implement Single-Family Protection Program	This program has been completed. All necessary rezonings have been completed.	This program has been eliminated. Further downzonings will limit City's ability to meet its housing needs	Program has been eliminated.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Complete 2-3 community plan updates and revitalization plans per year. These will identify areas for housing development	Approximately 13 community plan updates and 8 revitalization action plans were completed during reporting period.	In future, community plan updates will be done where the land use plan is out of date. Where plan is adequate, emphasis will be on action programs to implement community priorities beyond land use.	Retain objective of 2-3 plan updates and action plans annually. Future community planning activity will emphasize action plans. The word "revitalization" will be removed .

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IB. NEW CONSTRUCTION			
Provide 80 affordable housing units through use of Density Bonus Program. 60 for low income and 20 for very low income	10 units completed	(1) Recessionary economic conditions dampened market for multi-family construction. (2) Housing Commission adopted policy of emphasizing acquisition of existing housing over new construction (3) Resistance of communities to higher densities reduced developer interest as well	Increase objective to 100 units, of which 70 would be low income and 30 very low income Over 200 density bonus units are currently planned. Though many likely will not be completed until after 2004, some may come on line prior to that date. Additionally, the City is legally obligated to amend its density bonus program by April, 1999 to comply with state law
Adopt Density Bonus Amendment during FY 96	Amendment adopted on June 1, 1999	City was legally obligated to amend density bonus program by June 1, 1999.	
Use tax credits and bonds to provide 280 new lower-income housing units	bonds used for 1146 units and tax credits for 465 units	Most of this assistance occurred during FY 96 and 97 when economic conditions improved	Bonds - 500 units 9% tax credits - 100 units

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide 42 units of replacement housing affordable for at least 5 years to low and moderate income households in the Coastal Zone	No replacement units provided in Coastal Zone. Several proposed projects did not complete the permit approval process. Hence, replacement requirement never triggered.	Previous objective was unrealistic in view of recessionary economy. Reduce objective to reflect a realistic number. Strong economy should create opportunities for upscale coastal projects that may involve replacement units.	Provide 20 units of replacement housing
Construct or acquire 550 public housing units	324 units provided	Funding for new public housing has been eliminated by Congress.	Eliminate objective.
Provide 1,000 additional housing units in Single Room Occupancy Hotels	Goal met, 1,015 SRO units added	Redevelopment strategy for downtown is emphasizing other forms of housing for low and very low-income households. Developers have not been successful in developing SRO's beyond downtown, despite efforts.	Reduce goal to 200
Construct or acquire 375 units of housing for the elderly and disabled through the Section 202,801 and 811 programs	246 units provided	Assume same level of production as previous housing element cycle. 5 year cycle at same rate equates to 250	Change objective to 250 units

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide 1,700 additional military housing units	Military housing increased within San Diego city limits from 11/90 to 4/98 was 1,234 units bringing total to 7,041 units. Adjacent areas added 1,114 units bringing area total to 8,928 units	The goal of 1,700 units was for the San Diego area. This goal was exceeded--2,348 additional units were provided in the area.	Add 1,000 additional military family housing units. Assumes that the military can attract private sector development, per DOD intent

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide 1365 additional student housing units (beds)	1180 spaces/ beds added	Goal included: (1) 600 bed spaces by UCSD, in 1993. (2) 600 bed spaces by SDSU, in 1991, but only 580 were added. (3) Point Loma Nazarene did not add the projected 65 additional bed spaces. (4)USD did not add projected 75-100 beds (5) Other Universities did not report any bed space additions for 1991-1998.	Increase objective to add approximately 3,000 - 5,000 student housing beds, based on plans of local universities. (1)SDSU Redevelopment Plan is projecting approximately 1,600-3,300 bed spaces between 1999-2004. (2) Point Loma Nazarene plans to add 50 bed spaces in next couple years.. (3) UCSD plans to have 1,200 additional bed spaces by 2002 with a possible additional 200 spaces for married/grad students as well. (4) USIU projects that a possible 200-300 bed spaces may be added by 2002.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Add or enable resident acquisition of 200 mobile home park spaces	no spaces added or acquired	High land costs make new mobile home parks economically infeasible. Although Housing Commission has tried to facilitate resident ownership of a couple of mobile home parks, it has not yet happened.	Retain objective of adding 200 additional spaces through not-for-profit efforts.
Provide design requirements to facilitate manufactured housing in Zoning Code Update	Zoning Code Update includes provision and design requirements for manufactured homes	This has been accomplished.	Remove objective since it was accomplished.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide 100 units of farm worker housing	3 units provided	The provision of 100 farm worker housing units was based on the City partnering with farmers and growers. The City would provide appropriate incentives to make this housing economically feasible. Once the incentives were in place, the City would negotiate specific provisions for farm worker housing into leasehold agreements in San Pasqual Valley as they come up for renewal. This has not happened for several reasons: (1) Farmers and growers have little incentive to provide housing since there is a labor supply readily available without such housing. (2) Most farmers and growers have only a few permanent employees; others are hired seasonally as needed. (3) The amount of land devoted to agricultural uses in San Diego will decrease with continued anticipated development.	Change goal to emphasize continued rehabilitation of city- owned units in San Pasqual Valley.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide 600 emergency shelter beds for the homeless	207 beds available in 1998	Reduction reflects both federal and local policy to emphasize transitional housing over emergency shelter facilities. Put greater emphasis on additional short term beds for next housing element cycle.	Change objective to addition of 1,000 "short term" shelter beds. "Short-term" includes emergency shelter beds plus short-term transitional housing beds.
Provide 2,025 transitional housing beds for the homeless	1,964 beds available in 1998, resulting in a net addition of 1,562 beds. Goal not quite met.		Change objective to addition of 1,250 "long-term transitional housing beds.
Provide 60,000 winter shelter bed-night capacity	77,689 bed night capacity available in 1997-1998 winter shelter program.	77,689 figure reflects extension of program in 1997-98 winter due to"El Nino" conditions.	Change goal to 60,000 bed-nights per winter, assuming normal San Diego winters.
Provide 292 special needs beds	96 beds available in 1998	Funding has been available for general purpose beds rather for special needs beds	Providers have collectively determined that 300 beds should be provided by 2004.
Publish a comprehensive listing of housing developments with units reserved for lower income households by FY 98	Informational Listing of Affordable Housing is periodically revised and made available to the public		No change
Provide ongoing support for research and legislation to promote affordable housing for lower income households	Housing Commission and Planning Dept provide ongoing comments on proposed federal and state affordable housing legislation and programs.		No change

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IIA. MAINTENANCE AND CONSERVATION			
Inspect 28,000 units	25,568 inspections done over last 8 years, some for multi-unit properties. Total units inspected exceeds 28,000	Objective is still realistic. No change	No change
Inspect all 36 City owned farm worker units annually	These inspections are being done annually		No change
Inspect all mobile home spaces every 5 years.	These inspections are done on a regular schedule.		No change
Provide at least 2 training programs annually on basic housing maintenance procedures and techniques	The Apartment Asstn sponsors an ongoing series of maintenance courses	These courses will continue	No change
Coordinate code enforcement efforts with housing rehabilitation programs	ongoing program	Neighborhood Code Compliance and Housing Commission routinely coordinate	No change
Support 5 neighborhood cleanup programs per year	This is being done	Goal still reasonable	No change

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IIB PRESERVATION OF AFFORDABLE HOUSING			
Preserve 1,210 "at-risk" units	662 assisted "at-risk" units preserved	Many potentially 'at-risk" projects in fact did not convert. Of the 1,210 units eligible, only 290 actually converted	Change objective to preservation of 10% of all units eligible to convert to market rate status
Update regulations regarding SRO relocation and replacement	The Zoning Code Update includes updated regulations on SRO relocation and replacement	Has been accomplished. However, regulations still need to be amended to reflect Court decisions on interpretation of Ellis Act	Amend regulations to be consistent with Ellis Act
Lengthen required time in which affordability restrictions will be in place for future housing projects assisted by a City loan	Housing Commission has added language to their standard contracts with developers to allow renegotiation of affordability terms 2 years prior to expiration	This has been accomplished	

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IIC REHABILITATION			
Provide funding to assist in rehabilitating 700 owner occupied housing units	1,100 units assisted	Homeowner rehabilitation includes three programs (a) Rehabilitation of 1-4 unit bldgs where 1 du is owner occupied b) 0 interest deferred loans for very low-income single-family owner occupied units (c) Rehabilitation for low income 1st time home buyers	Increase objective to 750 units over 5 year cycle
Provide funding to assist in rehabilitating 2,100 renter occupied housing units	811 units assisted	Primary reasons for not meeting objective were (1) Provision for a 10 yr balloon payment scared potential participants away. (2) Program was available only in selected communities.	Reduce objective to 100 per year or 500 for the entire Housing Element cycle. Restructure program to make it more attractive to potential participants.
Utilize Enterprise Community Program to rehabilitate 90 units	No units rehabilitated using this program	This program is really a funding source for rental rehabilitation.	Fold objective for this program in with rental rehabilitation objective.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Complete modifications to 56 homes occupied by disabled individuals	1,188 modifications made. Includes bathroom and kitchen improvements, ramping	Usage greatly increased in 1992 when Prosthetics Div of VA assumed admin of program. Usage increased further in 1995 when regulations changed to broaden eligibility	Assume 10% annual increase in number of applicants. This translates into modifications to 2,194 homes

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
III REDUCTION OF GOVERNMENTAL CONSTRAINTS			
Revise zoning code regulations to reduce processing time for residential developments	Land Development Code (LDC) adopted by Council and effective 1/1/2000 simplifies development regulations and permit approval process.	LDC raised thresholds for discretionary reviews in multi-family projects, i.e. fewer discretionary reviews. Base zones were strengthened to promote quality design without discretionary reviews.	Retain objective to propose additional modifications that would further facilitate permit processing.
Redesign permit review system to reduce processing time for discretionary projects and create more certainty for applicants	Redesigned permit review system (Process 2000 system) is now fully functional for discretionary projects	45 discretionary permits were consolidated into 7. Environmental regs were simplified and consolidated. Numerous overlay zones and special permits were deleted.	Remove objective since it was accomplished.
Provide staff expediter to accelerate processing of projects in which 20% or more of units are affordable to low income households	An expediter was on staff but has now been discontinued because Process 2000 creates improved processing efficiency across the board.	Eliminate this goal since this goal is being accomplished though Process 2000	

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Provide flexible regulations for building and housing permits to reduce impediments to affordable housing	Zoning Code Update adopted by Council and scheduled for Coastal Commission approval in 1999 provides more flexible regulations.	Will be implemented through the Zoning Code Update.	
Provide flexible regulations for companion units	City Council did not amend Companion Unit regulations as part of Zoning Code Update. However, in November, 2000, City Council Land Use and Housing Committee directed staff to propose amendment to remove barriers in regulations.	With vacancy rate below 5%, City is now accepting companion unit applications. Very few applications received. City staff will propose amendment to regulations to remove barriers.	Propose amendment.
Monitor annual average processing times for discretionary development permits	This is being done. In 1990-1993 period, processing time dropped by approximately 50% and has remained fairly constant for past five years.	There are many factors beyond City control such as caseload that impact processing times. City continues to look for ways to reduce processing times.	The City will continue to monitor

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Re-examine public facility standards for streets and sidewalks to facilitate more affordable housing.	Revised Street Design Manual includes several TOD provisions, including: 1. Allow adjustments to standards for projects designed as TOD's 2. Creates a new classification of collector streets that provides an alternative means of handling increased traffic before adding new lanes. 3. Reduces requirements for intersection spacing for local streets to encourage an interconnected street system. 4. Does not permit cul-de-sacs where pedestrian circulation and transit service would suffer.	City staff have been using the revised Manual to guide street design since 1/97. However, it continues to evolve in response to continued public input from design professionals, community planning groups and others.	Retain policy and program, with emphasis on incorporating TOD guidelines to a greater extent.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Consider modifying the City's impact fee program to give credit to mixed land use projects for reducing the need for additional roadway capacity.	Due to a poor nexus relationship between incremental new development and existing facilities, a significant reduction in impact fees for affordable or mixed land use projects was considered in the early 1990's but not implemented	The City determined that a significant fee reduction would cause unacceptable public facilities deficiencies. Alternative ways of funding public facility needs will be studied as part of the Strategic Framework planning process.	Strategic Framework Element will examine alternatives
Permit projects which require no plan amendment or rezone to utilize community plan EIR's as a master environmental assessment. Complete 2-3 Master EIR's per year.	Thirteen Master EIR's for community plans were completed during the reporting period. However, they do not replace project specific environmental impact reports where these are required.	Master environmental assessments do not relieve affordable housing or mixed land use projects from the necessity of detailed environmental review	Eliminate this goal since detailed environmental reviews must typically still be done.
Provide one training session annually on affordable housing objectives, policies and programs	This was done for two years during reporting period but was eliminate due to poor attendance at the sessions. It will be reinstated in 1999 in order to inform community planning groups of their roles and responsibilities regarding affordable housing.	Maintain this goal	

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
IV HOUSING AFFORDABILITY			
Provide Section 8 certificates/vouchers to 1,400 additional households	1,578 additional certificates and vouchers added. Goal met	Additional rental assistance for next Housing Element cycle is expected to be reduced significantly, based on HUD budget and Housing Commission HOME allocations	Reduce Sect ion 8 certificates and vouchers from 1,400 to 1,000
Provide Home Tenant Rental Assistance to 220 households by FY 97	100 households assisted		Maintain goal at 100 for next Element
Supportive Housing Program - No target goal in previous Housing Element	FY95- 554 beds FY96- 123 beds FY97 479 beds FY98 350 beds	Number of beds fluctuates annually with availability of HUD funding	Set goal at approximately 300-400 beds annually through FY 2004
Provide HOPWA rental assistance to 317 households of people with AIDS	HOPWA rental assistance has averaged approximately 115 households annually. Goal met	Goal has been met and exceeded. Program will continue to serve over 100 households annually	HOPWA rental assistance projected to be 130 households for FY 99 and 135 households annually for subsequent years to 2004
Provide Shelter Plus Care to 114 households	As of June 30, 1998, Shelter Plus Care served 126 households.	Goal has been met. Program will continue to serve 100 to 120 single person households annually.	State goal as an annual range of 100 - 120 households assisted.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Maintain occupancy of 1,605 public housing units	Housing Commission maintains occupancy of 1,845 units primarily for very low-income households		Revise goal to reflect number of additional public housing units that came on line during FY 91-99 cycle.
Assist 5,000 first-time homebuyer households with counseling, training and seminars	Assistance has averaged over 1,800 households annually. Goal has been exceeded.		Increase goal to 12,000 over 5 year period to reflect increased level of service
Assist 2,800 first-time homebuyer households with financial assistance	2,672 households assisted as of June 30, 1998. Goal not quite met	Of the 2,672 first-time home buyers assisted, 1,447 were lower income and 1,225 were moderate income	Reduce goal to 1,800 lower income and 800 moderate income in new Element, based on a realistic appraisal of resources anticipated.
Provide 1,000 households with rental households with relocation/eviction assistance	Housing Commission provided relocation assistance to 125 housholds.	Data on other relocation assistance provided through the County not obtainable.	Revise goal to specify Housing Commission relocation assistance of 125 households
Permit one housing development per year using proposed new Small Lot Zone and/or Townhouse Zone	No projects are yet approved with these new zones since Zoning Code Update is awaiting Coastal Commission certification	This objective is dependent on private sector interest. City is doing public outreach to promote interest in smaller lots, townhouses and other higher density concepts.	Retain goal.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Facilitate development of one cohousing project	Not done.	Cohousing is not market driven, but rather driven by groups of individual households interested in the concept	A worthwhile goal, which should be retained, though there is little that the City can do to promote it
Provide financial support for efforts to match 125 elderly residents per year with other residents in shared living arrangements	Currently 150 matches per year are being supported	A very successful program which will City will continue to support.	This program is expected to continue at its current level.
Provide 200 units of housing specially designed for single parents, with dual master bedrooms and childcare facilities on site.	No residential developments have been built that specifically cater to this market.	The City has amended its development regulations to make childcare facilities a use by right in Planned Residential Development communities. Beyond this, the private market must respond to this niche.	Again, while this is a worthwhile goal, there is little that the City can do to promote it and it should deleted in the new Housing Element.
Create a community land trust to acquire land for affordable housing	No community land trusts created thus far in San Diego	Housing Commission indicates not feasible, due to high land costs in San Diego	Eliminate goal due to lack of feasibility
Create a limited equity housing cooperative	One limited equity cooperative was established in 1994 and is currently providing housing and cooperative training for 15 households of 3-10 people	Four households formerly housed have progressed to home ownership	Another limited equity housing coop is anticipated during the term of the 1999-2004 Housing Element

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Adopt an ordinance designed to preserve the affordability of mobile home parks for mobile home owners	A mobile home park overlay zone designed to protect affordability of mobile home parks has been in effect since 1992		Eliminate from new Housing Element since already accomplished
Amend mobile home relocation policy to provide relocation benefits to displaced mobile home residents	This policy has been adopted and is now in effect.		Amend program description to say that Housing Commission will continue to provide relocation benefits to displaced mobile home park tenants
Establish mobile home mediation/communications program	This program has been established	Program promotes communication between mobile home park residents and park owners.	Retain program since mediation/communication service will continue
Provide housing affordability impact statements for new projects and proposed policy changes	Housing affordability impact statements are now being provided on all Planning Commission and Council reports for all projects or proposals that impact housing affordability	Continue to do Affordability Impact Assessments.	
Assist not-for profit corporations in providing 500 new or rehabilitated units for lower income occupancy from FY 91-FY 96	1,305 units of affordable housing produced to date by nonprofit housing development community	The target was exceeded due to continued demand for rehabilitation	Increase target to 1,000 units

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Prepare annual report monitoring lending institutions in Community Reinvestment Act (CRA) obligations	City-County Reinvestment Task Force (RTF) prepares these reports annually.	1999 report indicates steady increase in volume of CRA lending activity, pursuant to reinvestment plans developed by lending institutions in conjunction with the RTF. But some lenders are still reluctant to make a CRA committment in low income communities.	Expand goal to include a comprehensive regional credit need /demand assessment and a five year reinvestment strategy to define key reinvestment initiatives for City
Encourage banks and savings and loans to provide loans for 250 units of non-traditional and/or affordable housing	The City's first Limited Equity Housing Coop was created, yielding 14 units.	Although only 14 units have been done, goal is still worthwhile and should be retained.	Retain goal.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
V. A FAIR SHARE AND COMMUNITY BALANCE			
Incorporate fair share goals in community plans	Fair share goals have been included in those community plans completed since 1995 which do not already meet the fair share goals.	Although goals have been incorporated into some plans, they have been implemented very unevenly.	Change to Affordable Housing Goals, for individual communities, consistent with SANDAG self-certification program.
Include a housing element in each community plan with fair share goal, policies and programs to meet goal and projections of employment opportunities for lower income persons in relation to the fair share goal	Community plans adopted since 1995 have included sections on affordable housing, but have not included analyses of needs for low income housing and projections of low-income employment opportunities.	Pu more emphasis on linkage between low wage jobs and need for affordable housing opportunities through the Strategic Framework, community plan updates and action plans.	Continue to include a community plan housing element in community plan updates. Need to put more emphasis on locations of low wage job opportunities, housing and commuting patterns.
Provide 350 affordable housing units dispersed around City through use of density bonus and tax exempt bond units and other programs	Approximately 250 new affordable units provided	Future opportunities for dispersal will be limited due to land costs, making acquisition more cost effective than new construction.	Change goal to dispersal of affordable housing opportunities through greater reliance on dispersal of rental subsidies.
Incorporate land guidance principles into General Plan	This was not done	Not accomplished due to competing priorities. However, it remains a commitment. New Strategic Framework will provide guidelines for incorporating TOD principles into other elements of General Plan.	Retain goal. City still intends to do this.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Amend TDM program to credit employers who provide incentives for employees to live close to work	The TDM Program was rescinded because it was considered too onerous for employers	Remove this goal	No longer a city program.
Relocate 250 Section 8 households from areas of over-concentration of lower cost housing to other parts of the City	Goal met. However, 250 represented a participation rate of less than 10% of households who could have participated.	Housing Commission eliminated program due to poor participation rate.	Replace goal with Community Opportunities Program which has a similar objective.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
V-B REDEVELOPMENT AGENCY SET-ASIDE FUNDS			
Utilize redevelopment set-aside funds to assist in developing 1,000 SRO units	Goal met, 1,015 SRO units added	Redevelopment strategy for downtown is emphasizing other forms of housing for low and very low-income households. Developers have not been successful in developing SRO's beyond downtown, despite efforts.	Reduce goal to 200
Utilize redevelopment set-aside funds to assist in developing 1,623 transitional housing spaces	1,964 beds available in 1998 for a net addition of 1,562. Goal not quite met.		Change objective to addition of 1,250 "long-term transitional housing beds.
Utilize redevelopment set-aside funds to construct 777 new rental units for low and very low-income households	689 new rental units added. Goal not quite met.	Recessionary economic conditions dampened market interest in rental housing. Then, when market rebounded, high land costs necessitated high per unit subsidies to create affordable lower income units.	Reduce goal to 380 new rental units, reflecting anticipated resources and high land costs associated with rental new construction, making high per unit subsidies necessary
Utilize redevelopment set-aside funds to subsidize construction of 500 units for moderate income and first time buyer households	293 new owner-occupied units added. Goal not met.	Again, economic conditions precluded meeting of goal. rebounded, Then, land costs again necessitated high per unit subsidies, though not as high as for low-income units.	Reduce goal to 150 new for-sale units to more realistically reflect anticipated resources and level of per unit subsidy required.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
V-C REDUCTION OF HOUSING DISCRIMINATION			
Continue annual support for the Fair Housing Council and the Community Housing Resource Board	Annual support has continued.		Retain goal
Require submission of affirmative action marketing program for all residential tentative maps for proposed residential developments per Council Policy 600-20	This goal continues to be implemented		Retain goal
Conduct a fair housing assessment no later than FY 1995 and every five years thereafter	Assessment completed in 1996		Delete this goal and the next one and replace with an Analysis of Impediments, as required by HUD regulations for Consolidated Plan.
Conduct three fair housing audits to measure progress in reducing illegal discrimination	One audit completed	Audits have not been funded on a regular basis and are costly.	Delete goal and instead replace with Analysis of Impediments.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
V-D ENERGY CONSERVATION			
Retrofit 50,000 single- family units and 260,000 multi-family units with water conservation plumbing devices annually	Eliminated as an outreach program because customer saturation point was reached	Retrofitting still available upon request	Eliminate quantified goal. The City will continue to support retrofitting upon request
Provide ultra-low flush toilet rebates to 1500 residences annually	30,000 rebates per year are being issued	The number of rebates per year far exceeds the goal	Change goal to reflect the increased number of rebates annually
Conduct 1,250 annual audits of households to assist in reducing water consumption	2,500 annual audits are being conducted	The number of annual audits far exceeds the goal	Change goal to reflect the increased number of audits performed annually
Adopt an ordinance requiring ultra-low flush toilets in all new construction effective Jan 1, 1992	Ordinance was adopted		
Cooperate with SDG&E to provide information about energy conservation programs	This is being done		
Provide weatherization information and materials to 1,300 lower income households	Weatherization information is available upon request		Eliminate goal since information is available upon request
Prepare five community plan urban design elements per year to promote efficient land use patterns	Urban design elements have been added or updated in the thirteen community plans updated since 1991	Ongoing	

EVALUATION OF PREVIOUS HOUSING ELEMENT

Goals and Objectives in 1991 Housing Element for July 1991-July 1998	Progress- July, 1991-June, 1999	Analysis	Changes
Implement citywide landscape design ordinance which encourages drought tolerant plants and energy efficiency	Ongoing. Implemented through permit approval process.	Continue to implement.	No change