

CITY OF VISTA



# **South Vista Communities Housing Law & Development Update**

January 24, 2019

# South Vista Communities

- State Mandates and General Plan
- Housing Laws: Past, Present and Future
- Development Update, what is under construction, approved and planned south of the 78

San Diego rents and housing prices up more than inflation, 2009–2017

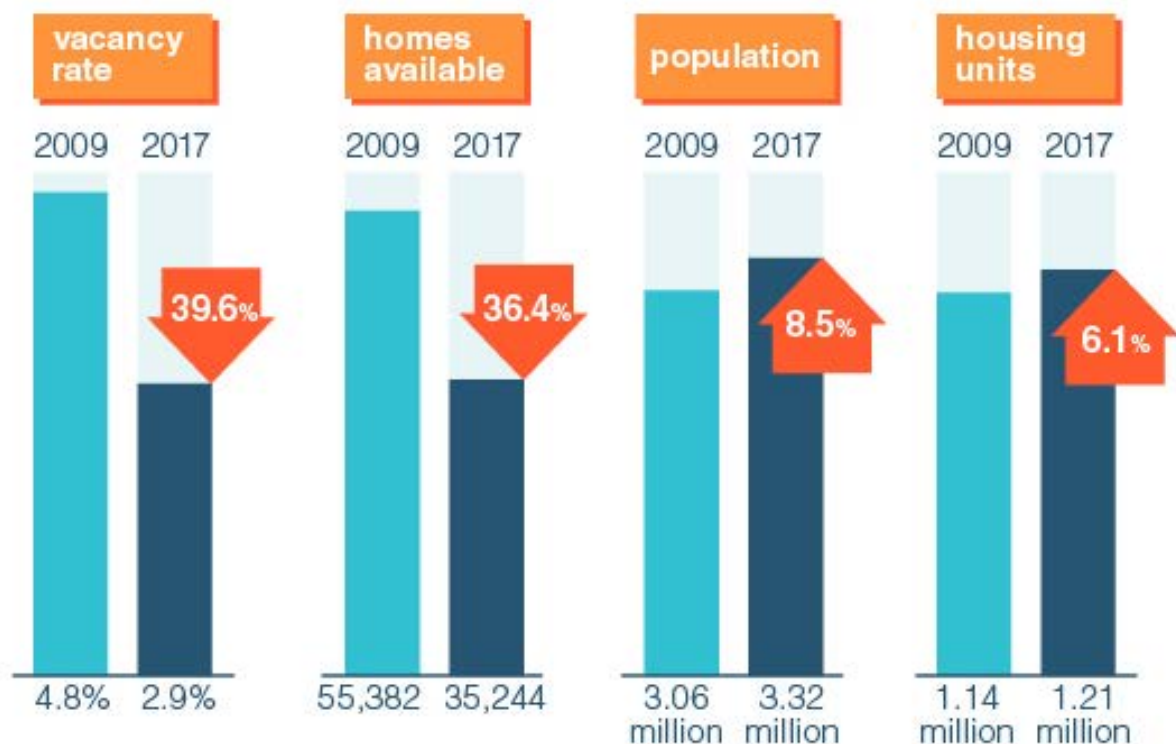


One in four San Diego households can buy an average priced (\$580,000) home in the region

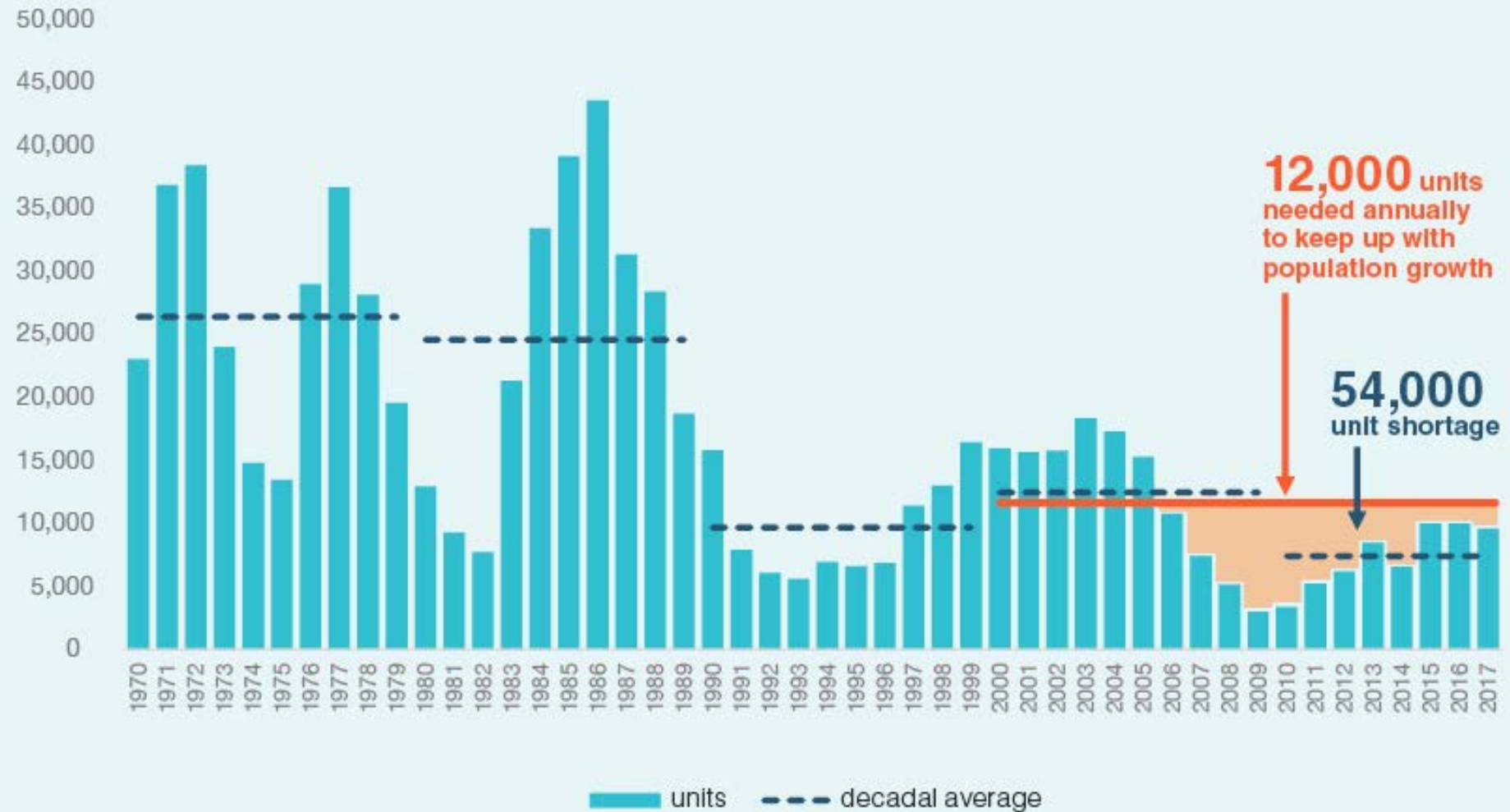


## Fewer homes available for rent or sale in the San Diego region, 2009–2017

Healthy housing markets are traditionally expected to have vacancies which allow individuals to move closer to work or school, or to move to a smaller or larger residence, based upon their current need. While a healthy vacancy rate is generally considered to be around 5 percent, the vacancy rate across the region in 2017 was 2.9 percent.



# Number of new building permits issued in the San Diego region, 1970–2017



Sources: Economic Research Bureau, Greater San Diego Chamber of Commerce, Forecast Bulletin Economic Indicators (1970-1992), Real Estate Research Council of Southern California, Real Estate and Construction Report (1993-2017).

# South Vista Communities

## STATE MANDATES AND GENERAL PLAN

- State requires each local jurisdiction to have a General Plan, must include Land Use and Housing elements (among others)
- Housing Element must address **Regional Housing Needs Assessment (RHNA)**
- Housing Element required to show that RHNA can be accommodated with existing zoning, includes a Sites Inventory

# South Vista Communities

## Vista RHNA (5<sup>th</sup> cycle)

Income Category	Number of Units Required	Number of Units Built	Number of Units Remaining
Very Low (50% or less)	343	94	249
Low (51 to 80%)	260	40	220
Moderate (81 to 120%)	241	1	240
Above Moderate (Over 120%)	530	1,381	0
<b>TOTAL</b>	<b>1,374</b>	<b>1,516</b>	<b>709</b>

# South Vista Communities

## Past State Housing Legislation

- Housing Accountability Act (1982)
  - Significantly limits a jurisdiction’s ability to deny an affordable or market-rate housing project that is consistent with General Plan and zoning
- Density Bonus Law (1979, updated last in 2016)
- Accessory Dwelling Units (2016 and 2017)

# South Vista Communities

## 2017 Housing Element Legislation

- AB 72: Authorizes HCD to review any action it finds inconsistent with adopted Housing Element
- SB 166: **No Net Loss** of Affordable Housing Sites, must provide zoning for unmet share of RHNA at all income levels
- AB 879: Increases reporting requirements to HCD in Annual Housing Element progress reports
- AB 1397: Housing Element sites inventory, strengthens HCD review of available affordable housing sites
- Next Housing Element Update to start in 2019-20

# South Vista Communities

## Workplan for Development of RHNA Plan

Month	Task
January 2019	Refine RHNA Goals and Priorities
February 2019	Finalize Goals and Priorities
March/April 2019	Develop Methodology Options
May 2019	Refine Methodology Options
June 2019	Recommendation on draft RHNA allocation
June/July 2019	Board Releases draft RHNA Plan
October 2019	Board approves RHNA Plan
April 2021	Due date for local government housing elements

SANDAG oversees RHNA process

City prepares next Housing Element

# South Vista Communities

## 2017 Legislative Session – Assembly Bills

- AB 678/SB 167: Strengthens Housing Accountability Act
- AB 1505: Revives Inclusionary Zoning for new rental housing
- AB 2162: Streamlines projects with supportive housing
- AB 3194: More changes to Housing Accountability Act to allow affordable housing consistent with General Plan

# South Vista Communities

## 2017 Legislative Session – Senate Bills

- SB 2 and 3: Funding for affordable housing
- SB 35: Streamlined approval process for certain projects, ministerial approval, must include prevailing wages
- SB 167: Makes it more difficult to deny an affordable housing project
- SB 765: “Cleans up” SB 35, clarifications and more CEQA exemptions
- SB 1333: Clarifies State Planning and Zoning law applies to charter cities

# South Vista Communities

## SB 1333, Charter Cities – What Changes for Vista?

- Consistency of General Plan
  - Internal
  - Zoning Ordinances
  - Specific Plans
- No net loss provisions in Housing Element (SB 166)
- Accessory dwelling unit provisions
- Growth control actions require public health, safety and welfare findings
- Development Agreements

# South Vista Communities

## 2018 Legislative Session

- AB 1771: Changes to the RHNA process
- AB 2162: Supportive Housing by right
- AB 2753: Density Bonus incentives
- SB 765: Modifies SB 35, clarifies ministerial process until 2026
- SB 827: Transit Oriented Development Housing proposal, died in Transportation & Housing Committee, but worth noting

# South Vista Communities

## 2019 Legislative Session - PROPOSED

- SB 5: State-Local Sustainable Investment Incentive Program
- SB 50: Resurrection of SB 827, would provide incentives in exchange for affordable housing
- Constitutional Amendments:
  - ACA-1: Would allow exception to Prop 13 (1%) property tax for public infrastructure or affordable housing with 55% of vote
  - SCA-1: Repeals Constitutional Article (34) that restricts public agencies from directly developing affordable housing without public vote
- Over 30 housing bills introduced on 1<sup>st</sup> day

# South Vista Communities

## Governor Newsom's Housing and Local Gov't Policy

- 3.5M dwelling units by 2025 (25% increase)
- Barriers: costs from local agency processing and fees
- Funding: SB 2 and 3 funds, AHSC grants
- Housing Production:
  - Carrots: funding for local agencies to update housing plans, build moderate income housing, restart redevelopment, availability of excess State property
  - Sticks: revamp RHNA process, give more oversight to HCD, tie affordable housing production to transportation funds

# South Vista Communities

## What to Watch

- Ballot Measures in 2020
  - Prop 13 reforms
  - Cal League of Cities local control initiative?
  - Numerous local referendums and initiatives on housing development
- Overbuilt retail commercial sector
- Sacramento, more housing bills, possibility of new “by right housing” legislation
- Removing barriers, such as CEQA, local agency discretion, affordable housing funds

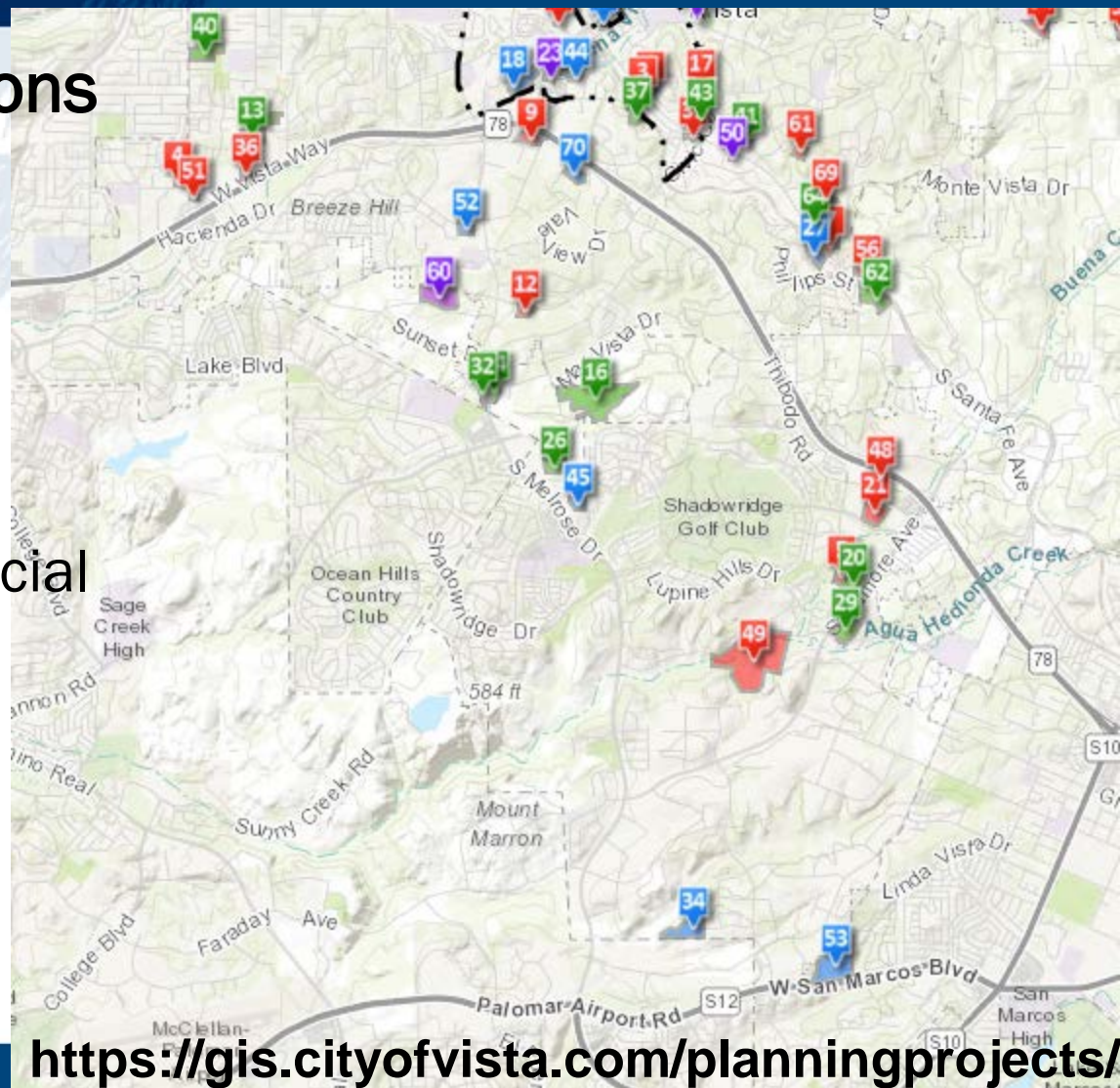
# South Vista Communities

- Development Review Process
  - Preliminary Review for GPAs and Zone Changes
    - Public notice, discussion at regular CC meeting
  - Early Design Review for Multi-Family Housing
    - Public notice, discussion at regular PC meeting
  - CEQA / Environmental Review
    - Public notice, written comments
  - Planning Commission Public Hearing
    - Public notice, written and oral comments
  - City Council Public Hearing
    - Public notice, written and oral comments
    - Appeals

# South Vista Communities

## Development Applications in South Vista

- Under Construction:
  - 80K SF industrial
  - 117,000 SF commercial
  - 100-room hotel
  - 326 MFR units
  - 8 SFR units
- Infill Development



# Projects Under Construction

## Vista Palomar - Skyline

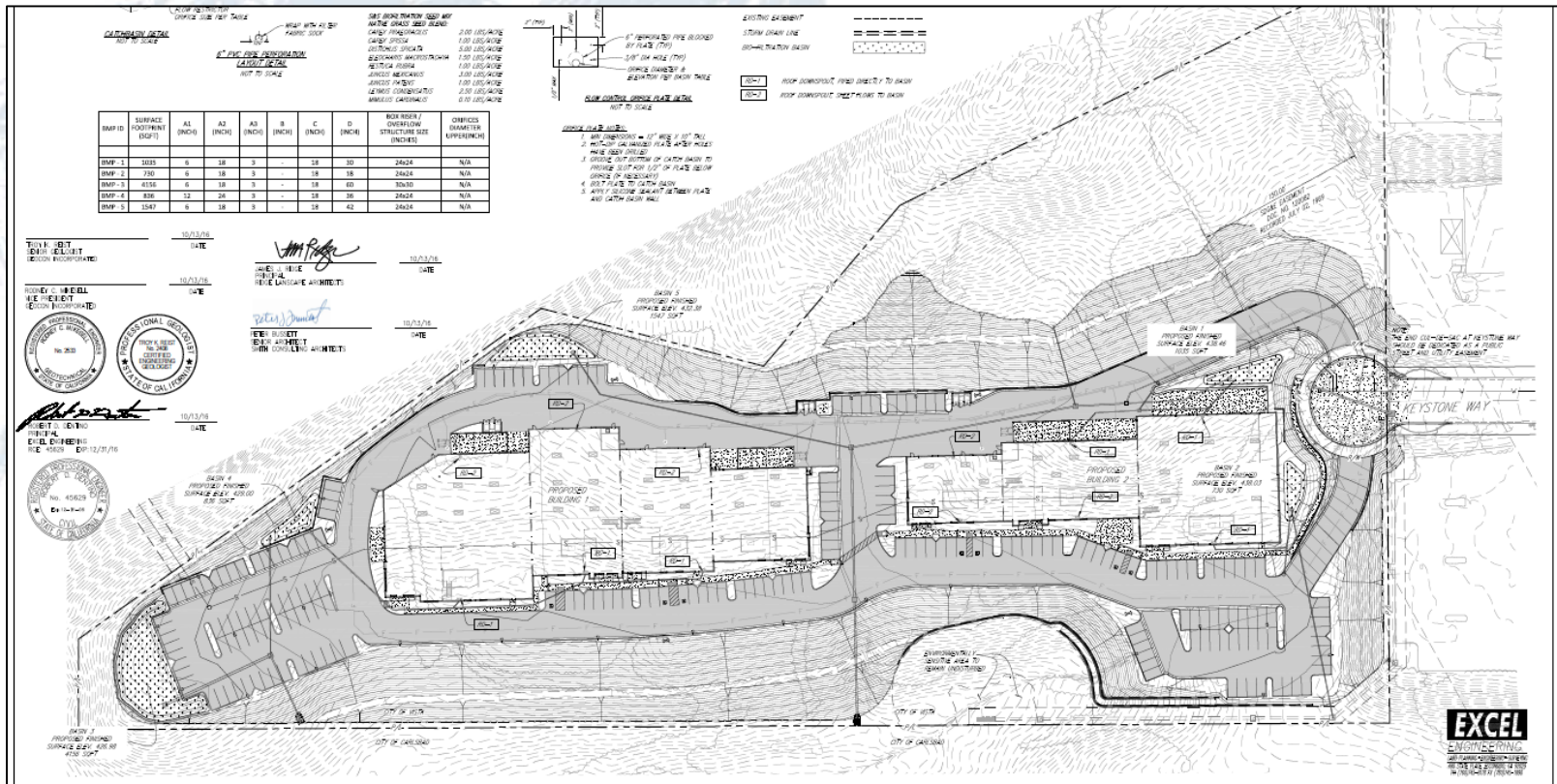
- 100-room hotel and 191 condominium units on 14.8 AC



# Projects Under Construction

## Keystone Industrial

- 77,850 SF of industrial space in two buildings on 10 AC



# Projects Under Construction

## Vista Melrose 47

- 47 condominium units on 3.14 AC



# Projects Under Construction

## Breeze Hill Apartments

- 88 apartment units on 3.2 AC



# Projects Under Construction

## S. Melrose Self-Storage

- 110,989 SF self storage facility

### PROJECT DATA

SITE AREA	83,783 SF
AP #	169-180-30
ZONING	C-1 (PROPOSED C-2)
BUILDING AREA	133,000 sf (97,000 sf net rentable area)



# Approved Projects

## Green Oak Villas

- 107 condominium units on 8.7 AC



# Approved Projects

## 1525 Buena Vista

- 45 detached condominium units on 4.8 AC



# Approved Projects

## Sycamore and Watson

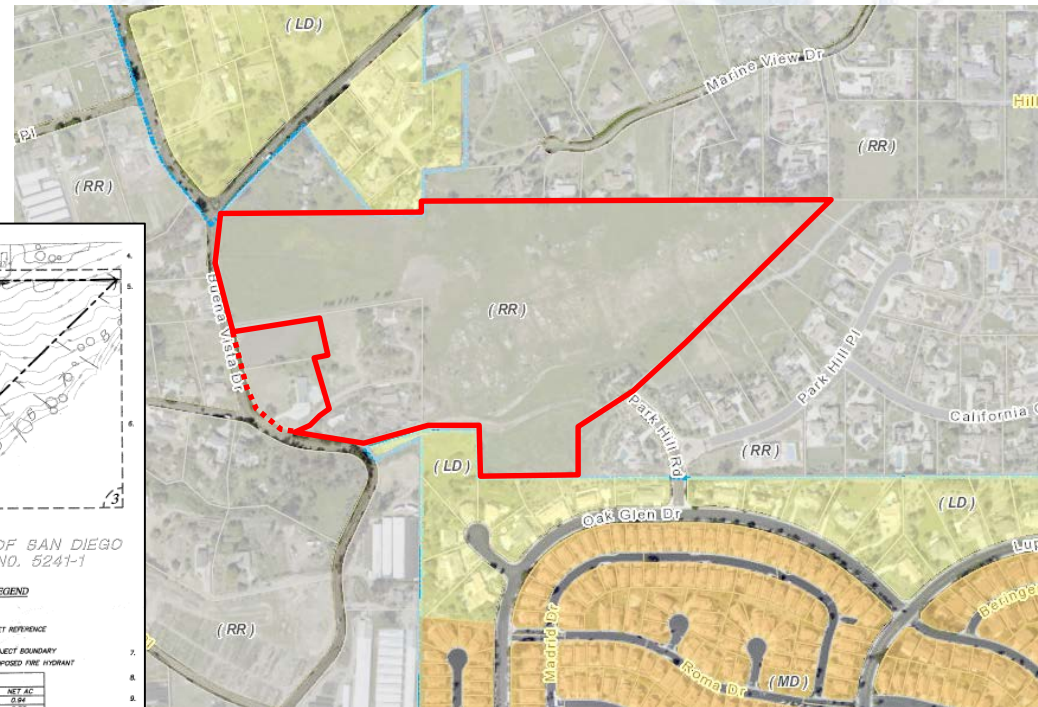
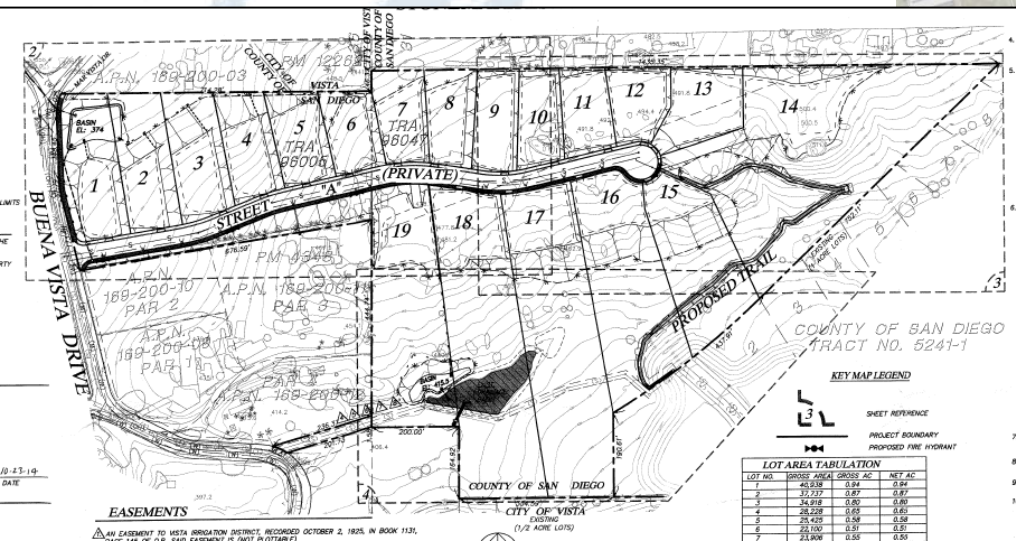
- 56 detached condominium units on 6.8 AC



# Approved Projects

## Stonemark Annexation

- Prior project approved by the County of San Diego
- 19 Single-Family Residential lots on 25.8 AC



# Approved Projects

## Quick N Clean Car Wash

- 6,229 SF automated car wash on 3.47- AC site (1.16 AC pad)



# Proposed Projects

## Sunroad Plaza

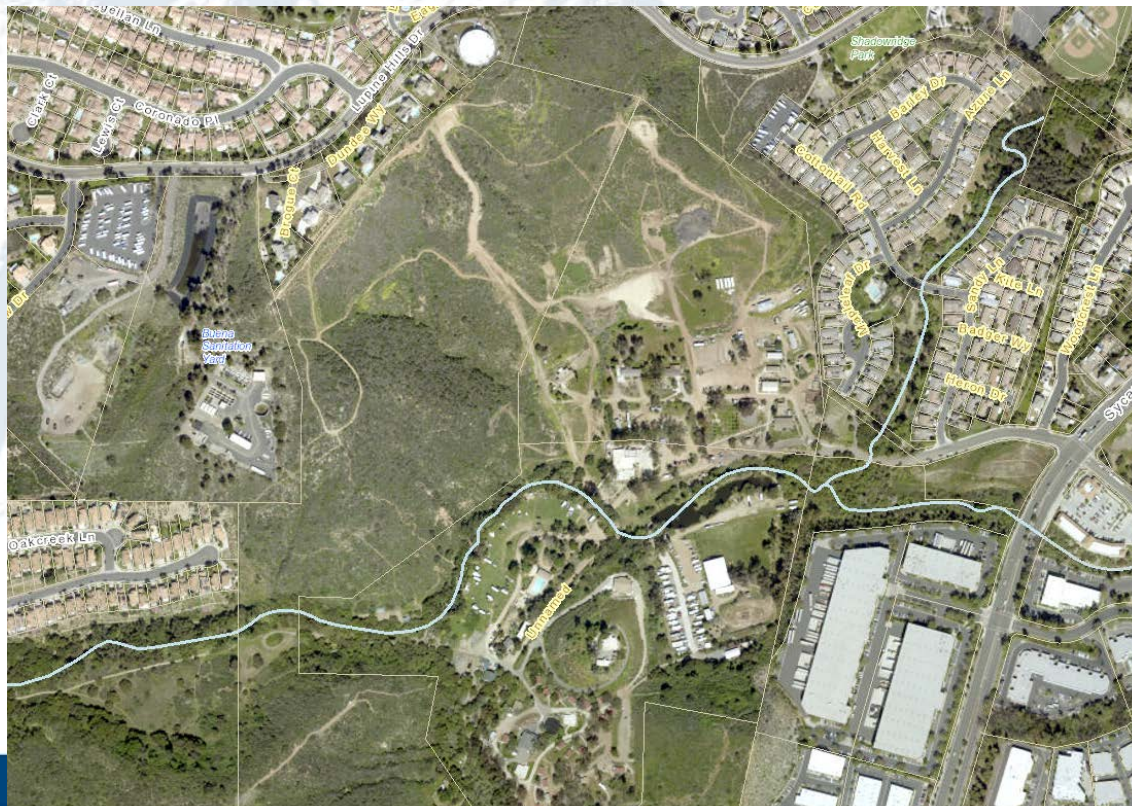
- Special Use Permit for four drive-through facilities and automated car wash



# Proposed Projects

## Green Oak Ranch

- Site Development Plan to relocate dormitory units onsite, includes 14,750 SF multi-purpose bldg and 5,040 SF res



# Proposed Projects

## 760 Shadowridge

- Two industrial buildings, 41,704 SF on 2.28 acres



# CITY OF VISTA



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Questions?