



CITY OF POWAY

Villa de Vida



HOUSING ELEMENT 2020 – 2029

April 2024

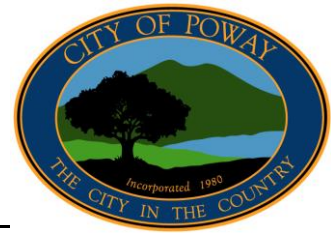
Adopted April 2, 2024
Resolution No. 24-010

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Chapter 1

Introduction



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 (2020-2029) for the City of Poway is a required component of the City's General Plan and covers the time period from June 30, 2020 to April 15, 2029. 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 (2010-2020) 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 is as follows:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.
- b. The early attainment of housing goals requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.
- f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

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 (2010-2020) adopted in 2013, 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 includes an over eight-year plan for the 2020-2029 housing cycle that includes all 19 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.

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, including socio-economic characteristics of the City in comparison to the region.
- **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, including constraints to the provision of fair and equitable housing choices.
- **Chapter 4 – Housing Resources:** An overview of resources available to accommodate and provide housing for all income levels to promote fair housing and social equity, 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 (2020-2029), 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 49,842 (2014-2018 ACS 5-Year Data Profiles) 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 for all to enjoy. **Figure 1-1** depicts a Vicinity Map of Poway.

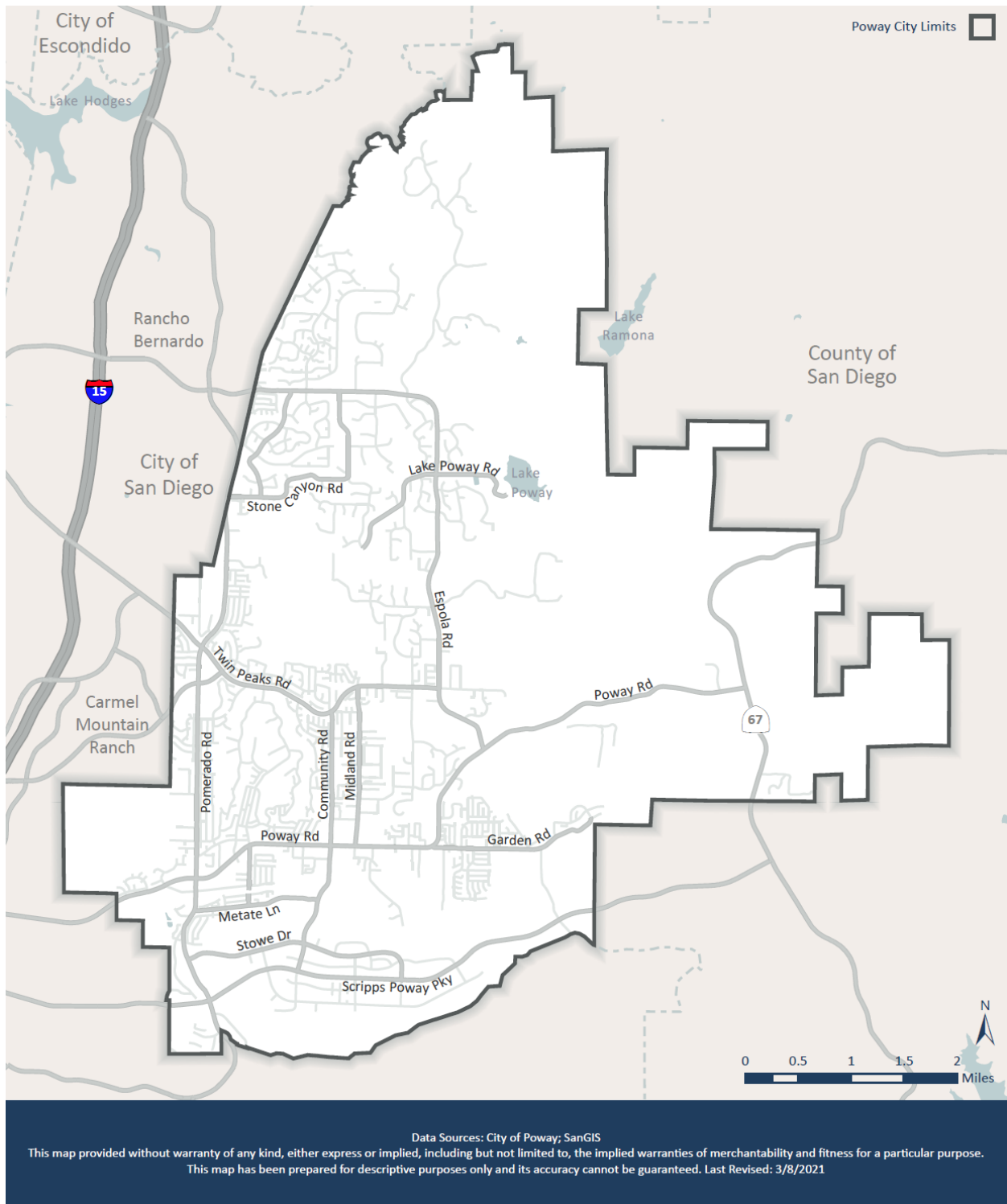
Within the City limits are approximately 16,465 (2014-2018 ACS 5-Year Data Profiles) housing units. The City's vacancy rate is approximately 4.2 percent, or 699 units. There is a broad continuum of housing options available, ranging from higher density multi-family apartments with access to essential services to single-family homes on large rural parcels. Single-family dwellings make up 78.6 percent of the City's housing units, however, recent trends show the majority of new development to be multi-family dwelling units and accessory dwelling units (ADUs).

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. In 2013, family households with children accounted for 38.5 percent of total households, whereas nonfamily households accounted for 20.4 percent of total households. In 2018, on the other hand, family households with children accounted for 36.4 percent of total households, whereas nonfamily households accounted for 18.2 percent of total households (ACS Supplemental Tables). While new employment opportunities have been created in Poway in recent years with the continued development of the Poway Business Park and other retail and services for local residents, many of the jobs pay wages that are equivalent to low- and moderate-incomes.

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 homeowners. Relieving the City's challenge in planning for adequate housing is that the primary growth in housing over the past decade has been multi-family homes, which includes ADUs that are generally unaffordable to many households in San Diego County. During the same period, the construction of single-family housing was a fraction (38 percent) 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. Since 1983, the City, the former Poway Redevelopment Agency, and Poway Housing Authority (PHA) have developed or facilitated the rehabilitation of 799 affordable housing units in the community, 225 of which, were built within the previous Housing Element cycle (2010-2020), and assisted nearly 150 other low- and moderate-income households through various affordable housing programs.

Figure 1-1
City of Poway and Vicinity



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. Since the recession, the median sale prices has increased dramatically throughout the State. With the adoption of the Poway Road Specific Plan (PRSP) in 2017, housing production in Poway in the last few years has been given new life and the needs for affordable housing in accordance with the Regional Housing Needs Assessment (RHNA) are on pace to be met for this cycle. The PRSP allows for the development of 1,148 housing units, of which 406 housing units are entitled for development, and, in most cases, construction has commenced (Poway Commons, Outpost, and Fairfield developments). In 2020, the Farm in Poway was approved by the City Council and subsequently by the voters in Poway allowing for a mixed-use "agrihood" with 160 housing units including single-family residences and twinhomes with multigenerational ADUs and various community facilities and amenities.

The San Diego Association of Governments (SANDAG) developed the 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 over eight-year projection cycle (June 30, 2020, through April 15, 2029). In consultation with the community stakeholders, the County, and the cities within the region, SANDAG assigned a housing production goal to each jurisdiction in the region. The SANDAG RHNA Plan covers the planning cycle from June 30, 2020 to April 15, 2029. As a result of the RHNA allocation, Poway must accommodate 1,319 additional housing units during this housing element cycle, of which 45 percent should be affordable to households earning low- and very-low income households (generally 80 percent or less of the San Diego County median income) and 18 percent affordable to moderate-income households (generally earning between 80 and 120 percent of the area median income).

The 2020-2029 Housing Element Update, also known as the 2021 Housing Element Update, addresses these issues by identifying affordable housing sites in a revised Residential Sites Inventory (Chapter 4) and implementing housing goals and objectives through a comprehensive housing strategy, including goals for furthering social equity and fair housing. 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, townhomes, condominiums, apartments, ADUs, 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 (GC) sets forth the specific components to be contained in a community's housing element.

State law requires housing elements to be updated every four to eight years to reflect a community's changing housing needs. State law allowed eleven years for the last cycle. Poway's Housing Element was last updated in 2013 for the 2010-2020 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.

The 2021 Housing Element Update was prepared to comply with State law and guidelines for the 6th housing element cycle) and all other Federal, State and local requirements, as necessary to demonstrate compliance with State law and gain State certification. Multiple changes to California Housing Element law have become effective since processing of the City’s 5th Cycle Housing Element. **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
GC Section 54220 – 54233 (AB 2135 Statute of 2014 – Local Agency Surplus Land and Affordable Housing): Prioritizes use of surplus property sites to increase the supply of housing affordable to lower income households. Requires that the qualified entity proposing purchase or lease of the surplus land for affordable housing to agree to make available to lower income households a minimum of 25 percent of the total units at an affordable housing cost for a period of at least 55 years. Requires any surplus property developed with 10 or more residential units to include at least 15 percent of the units as housing affordable to lower income households.	The City does not have surplus land sites, but future land to be disposed will be declared either “surplus land” or “exempt surplus land” before any action to dispose of it occurs. Future surplus land will comply with AB 2135.
GC Sections 54220, 54221, 54222, 54222.3, 54223, 54225, 54226, 54227, 54230, 54230.5, 54230.6, 54233, 54233.5, 54234, 65583.2, 65400.1, and 65585.1 (AB 1255 and AB 1486 Statutes of 2019 - Surplus Land Inventory): Requires jurisdictions to inventory and report surplus and excess local public lands to a statewide inventory with other notification requirements including reporting on the Housing Element Annual Progress Report (APR) form. Seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.	The City does not have surplus land sites, but future land to be disposed will be declared either “surplus land” or “exempt surplus land” before any action to dispose of it occurs. The City will report on future surplus lands annually through the APR with required notifications.
GC Section 65863 (SB 166 Statute of 2017 – No Net Loss): Requires sufficient adequate sites to be available at all times to meet a	The “No Net Loss” analysis began as a part of the City’s 2019 APR and all sites have been identified to accommodate any shortfall

<p>jurisdiction’s remaining unmet housing needs for each income category throughout the planning period. Requires a jurisdiction to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.</p>	<p>from sites listed in the Affordable Sites Inventory for the 2013 Housing Element. Sites were chosen from the PRSP Town Center and/or Mixed Use Zoning Districts. For the 2021 Housing Element, the Affordable Sites Inventory identifies all sites to adequately meet the RHNA for very-low, low, and moderate income household categories and the new list will be updated annually also with new sites as applicable to accommodate any shortfall from development or other constraints and appropriate findings will be written as a part of the approval of any applicable development including identification of new sites to meet any shortfall or within 180 days of approval.</p>
<p>GC Section 65650 (AB 1505 Statute of 2017 – Rental Inclusionary Housing): Authorizes the legislative body of any jurisdiction to adopt an inclusionary housing ordinance that includes residential rental units affordable to lower and moderate income households and allows the State to require evidence that the ordinance does not unduly constrain the production of housing by submitting an economic feasibility study that meets specified standards.</p>	<p>The City’s inclusionary requirements meet State requirements and a feasibility study may be provided to the State upon request.</p>
<p>GC Section 65585 (AB 72 Statute of 2017 – Enforce Housing Element Law Constraints Analysis): Authorizes HCD to find a jurisdiction out of compliance with State housing law at any time (instead of the current 8 year time period), and refer any violations of State housing law to the Attorney General if it determines the jurisdiction’s action is inconsistent with the locality’s adopted housing element after 30 day notice.</p>	<p>Acknowledged.</p>

<p>GC Sections 65580, 65583, and 65583.2 (AB 1397 Statute of 2017 - Adequate Housing Element Sites): Changes how a jurisdiction establishes its housing element site inventory including:</p> <ul style="list-style-type: none"> • Requires cities to demonstrate realistic capacity for their share of regional housing needs, • Requires stronger justification when non-vacant sites are used to meet housing needs, and <p>Requires parcels to have sufficient water, sewer, and dry utilities or part of a mandatory program to provide such utilities.</p>	<p>The Affordable Sites Inventory includes a site specific justification demonstrating realistic capacity for each site.</p>
<p>GC Sections 65400, 65582.1, and 65913.4 (SB 35 Statute of 2017 – Streamline Approval Process): At the request of the developer, provides a ministerial approval for multi-family housing projects where 10 percent of the units are affordable to low-income households provided objective standards by the City are met with other stipulations and allowances.</p>	<p>The City has not received a SB 35 streamline request, but is prepared to process expeditiously, if received. A program is added to establish written procedures for compliance with SB 35.</p>
<p>GC Sections 65833, 65852.2, 65852.22, 65852.36 (AB 68, AB 587, AB 671, AB 881, and SB 13 Statutes of 2019 - Accessory Dwelling Units) Further incentivizes the development of ADUs, through allowing additional ADUs and a junior ADU and requiring ministerial review, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees.</p>	<p>The City has amended its regulations and procedures to comply making it easier and less expensive to build ADUs including incentives for deed-restricting ADUs to low-income households and allowances for larger up to 1,500 square-foot ADUs which are poised to be affordable to low-income households.</p>
<p>GC Sections 30035.7, 65400, 65582, 65583, 65584.04, 65584.06, 65585, 65588, 65913.4, 65589.9 and 65589.11 (AB 101 and AB 139 Statutes of 2019, AB 2162 Statute of 2018, and SB 745 Statute of 2013 - Housing Element Penalties, Emergency Shelters, Transitional and Supportive Housing, and Low Barrier Navigation Centers). Requires the Attorney General to request that the court issue an order or judgment directing a violating</p>	<p>Housing element penalties for non-compliance are acknowledged. The Housing Element has been updated accordingly.</p> <p>In 2017, the City amended its regulations and procedures to comply with special needs housing legislation related to homeless shelters, transitional and supportive housing, and agricultural workers housing. The City has not received an AB 101 or AB 2162 request for supportive housing or a low barrier navigation center, but is prepared to</p>

<p>jurisdiction to bring its housing element into substantial compliance and would require the court to retain jurisdiction to ensure that its order or judgment is carried out with penalties to the jurisdiction including issuing fines, the appointment of an agent of the court to bring the jurisdiction’s housing element into substantial compliance, and list programs for which the jurisdiction is ineligible. Requires each jurisdiction to review the effectiveness of the housing element goals, policies, and related actions to meet its’ special housing needs. Expands definitions of supportive housing, target population, and transitional housing. Defines a low barrier navigation center as a service-enriched shelter focused on moving people into permanent housing. Expands the purpose of the housing needs to include families and individuals experiencing homelessness. Requires a jurisdiction to base needs for emergency shelter on the most recent homeless point in time count conducted before the start of the planning period, number of beds available on a year-round and seasonal basis, number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. Requires ministerial approval of supportive housing and low barrier navigation centers in multi-family and mixed-use zones if the proposed housing development meets specified criteria and parking requirements are restricted.</p>	<p>process expeditiously, if received. A program is added to update the Poway Municipal Code (PMC) consistent with current supportive housing and low barrier navigation center law.</p>
<p>GC Sections 65583 and 65583.2 (AB 686 Statute of 2018 - Further Fair Housing): Requires the goals and objectives of the housing element to affirmatively further fair housing; Requires an assessment of fair housing in the housing element including furthering fair housing within the housing sites inventory analysis. Affirmatively furthering fair housing includes taking meaningful actions that transition concentrated areas of poverty into areas of opportunity; and fostering and maintaining</p>	<p>The City assesses fair housing needs through the impediment’s analysis within the housing element and programs and analysis is added herein to affirmatively further fair housing. The Legal Aid Society of San Diego (LASSD) provides fair housing services including fair housing outreach and education of services for the rights of community groups and tenants to increase awareness of their rights and the workings of the judicial system.</p>

<p>compliance with civil rights and fair housing laws.</p>	
<p>GC Sections 65589.5, 65905.5, 65913.10, 65940, 65941.1, 65943, and 65950 (SB 330 Statute of 2019 - Housing Crisis Act): Enacts changes to housing project policies, permitting, and processes through January 1, 2025, but does not apply to housing projects within a very high fire hazard severity zone. Requires that a housing project be subject only to the ordinances, policies, and standards adopted and in effect when a “preliminary application” is first submitted including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. Jurisdictions must compile an exhaustive checklist and application form for housing projects that details the information required for the submittal of a “preliminary application” and may not require any information beyond that expressly identified in the checklist. Subsequent reviews of a housing project must be limited to the information required by the initial incompleteness determination. Places new criteria on the application requirements and processing times for housing projects. Prevents jurisdictions from decreasing the housing capacity of any site and from establishing non-objective design standards. Requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished and any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.</p>	<p>Restrictions and procedures are acknowledged. The City has amended its procedures to comply including ensuring that an exhaustive checklist is available to development proponents to expedite housing project submittals.</p>
<p>GC Sections 65400 and 65915 (AB 2345 Statute of 2020 - Density Bonus Law): Modifies the calculations for awarding density bonuses relative to the number of units of affordable housing included in the proposal. AB 2345 includes a maximum density bonus of up to 50 percent for projects with 15 percent very low-income</p>	<p>In 2009 and 2012, the City amended its regulations and procedures to comply with density bonus legislation. The City has not received an AB 2345 request for a density bonus, but is prepared to process expeditiously, if received. A program is added to update the PMC consistent with current density bonus law.</p>

<p>units, 24 percent lower income units, and 44 percent moderate income units. In addition to an increased density bonus, AB 2345 reduces the threshold required to qualify for incentives/concessions. The current threshold to qualify for two incentives and concessions is 20 percent for lower income households, and as of January 1, 2021 the threshold will be reduced to 17 percent. The current threshold to qualify for three incentives/concessions is 30 percent for lower income households, and will be reduced to 24 percent. Specifically, it authorizes an applicant to receive two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent of the total units for very low-income households, or at least 20 percent for persons or families of moderate income in a common interest development. It authorizes an applicant to receive three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent of the total units for very low-income households, or at least 30 percent for persons or families of moderate income in a common interest development. The requirement to include a “financial analysis or report” is specifically prohibited. While the applicant may have to provide a basic explanation showing why the application is eligible for an incentive or concession with reasonable documentation, the City cannot require any report or study of any sort to support this.</p>	
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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 (2020-2029) 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):

**Table 1-2
State Housing Requirements California, 2021**

Required Housing Element Components	Page #
I. Public Participation (GC 65588(c)(8))	1-19
A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element.	1-20
B. Description of how public input was or will be considered and incorporated in the Housing Element.	1-20
II. Review and Revision (GC 65583, 65584.09 and 65588)	5-1
A. Evaluation and revision of the previous element:	5-1
1. Progress in implementation (GC 65588(a)(3)) - A description of the actual results or outcomes of the previous element's goals, objectives, policies, and programs.	5-2
2. Effectiveness of the housing element (GC 65588(a)(2)) - For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved. The results should be quantified where possible (i.e., number of housing units rehabilitated).	5-5
3. Appropriateness of goals, objectives, policies, and programs (GC 65588(a)(2)) - A description of how the previous element's goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element (e.g., continued, modified, or deleted).	5-5
4. Special needs populations (GC 65588(a)(2)) - Provide a description of how past programs were effective in addressing the housing needs of the special populations. Provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.	5-18
B. Shortfall of sites from the 5th housing element cycle (GC 65584.09); if needed. Failure to implement rezoning required due to a shortfall of adequate sites to accommodate the 5th cycle planning period RHNA for lower-income households triggers the provisions of GC 65584.09.	N/A
III. Housing Needs Assessment (GC 65583(a)(1, 2, 7, and 9) and 65583.1(d))	2-1
A. Population and Employment Trends.	2-1
B. Household Characteristics:	2-1
1. Trends.	2-2
2. Tenure.	2-4
3. Overcrowded households.	2-24
4. Overpayment by income and tenure.	2-23
C. Housing Stock Characteristics:	2-13
1. Housing costs (for sale and rental).	1-19
2. Housing units by type.	2-13
3. Vacancy rates.	2-15
4. Housing conditions: number of units needing rehabilitation/replacement.	2-25
D. Projected housing needs: Regional Housing Needs Allocation (RHNA) by income group, including extremely low-income households	2-30

E. Special Housing Needs Analyses:	2-31
1. Extremely low-income households.	2-40
2. Elderly.	2-31
3. Persons with disabilities, including Development Disabilities.	2-36
4. Large households.	2-34
5. Farmworkers (seasonal and permanent).	2-38
6. Female headed households.	2-32
7. Persons experiencing homelessness.	2-39
8. Single Parents.	2-32
9. Students.	2-39
F. Analysis of opportunities for energy conservation in residential development (provide incentives to encourage green building practices, promote higher density, compact infill development and passive solar design).	4-31
G. Analysis of existing assisted housing projects “At-Risk” of converting to non-low income uses:	2-44
1. Inventory of “At-Risk” units.	2-44
2. Assessment of risk.	2-44
3. Estimate of replacement vs. preservation costs.	2-44
4. Identify qualified entities to acquire and manage affordable housing.	2-44
5. Identify potential funding sources to preserve affordable housing.	2-44
H. Projected housing need, including the locality’s share of the regional housing needs for all income levels as determined by the COG or HCD.	2-30
IV. Fair Housing Assessment Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A))	2-44
A. Outreach - Describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions.	1-19
B. Assessment of Fair Housing:	2-45
1. A summary of fair housing enforcement and capacity in the jurisdiction.	2-47
2. Integration and segregation patterns and trends over time including review and analysis at a local and regional level.	2-47
3. Racially or ethnically concentrated areas of poverty.	2-58
4. Disparities in access to opportunity.	2-60
5. Disproportionate housing needs within the jurisdiction, including displacement risk.	2-70
6. Other relevant factors, including other local data and knowledge.	2-76
7. Conclusion and findings with a summary of fair housing issues.	2-77
C. Sites Inventory:	
1. Identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing; and	4-21
2. Analyze and conclude whether the identified sites improve or exacerbate conditions for each of the fair housing areas (integration and segregation, racially	4-21

and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs including displacement).	
D. Identification of Contributing Factors - Identify, evaluate, and prioritize the contributing factors to fair housing issues.	2-77
E. Goals and Actions – Identify significant, meaningful, and sufficient goals and actions based on the identified and prioritized contributing factors to overcome identified patterns of segregation and affirmatively furthering fair housing. Include addressing mobility enhancement, new housing choices, affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection, and other program areas. Establish metrics and milestones for evaluating progress on programs/actions and fair housing results.	6-28
V. Constraints on Housing (GC 65583(a)(5) and (6))	3-1
A. Governmental Constraints (GC 65583)(a)(5):	
1. Land-use controls (e.g., zoning-development standards including parking, height, setback, lot coverage, unit size, open space, floor area, and ADU regulations, growth controls, inclusionary requirements, consistency with State Density Bonus Law and Housing Accountability Act, and consistency with website content).	3-1
2. Processing and permit procedures (e.g., permit and approval process by type and zone including discretionary review procedures, description of permitted uses, design review process, processing times, decision making criteria/findings). Include a process to accommodate SB 25 streamline applications and by-right applications for permanent supportive housing and navigation centers.	3-31
3. Building codes and enforcement (e.g., any local amendments to California Code of Regulations, enforcement process and programs).	3-33
4. On/Off-site improvement requirements (e.g., curbing, street width, and circulation improvement requirements).	3-22
5. Fees & exactions (e.g., permit and impact fees & land dedication or other requirements imposed on developers regardless of entity) and proration to total development costs per square-foot, and consistency with website content.	3-25
6. Housing for persons with disabilities (e.g., definition of family, concentrating/siting and zoning requirements for group homes and community care facilities, reasonable accommodation procedures, application of building codes and ADA requirements, zoning and land use, building codes).	3-15
7. Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	3-17
8. Analysis of adopted ordinances that directly impact the cost and supply of housing (e.g. inclusionary ordinance, short-term rental ordinance).	3-37
9. Federal and State Regulatory Constraints.	3-40

B. Nongovernmental Constraints (GC 65583(a)(6)):	3-44
1. Availability of financing.	3-44
2. Price of land.	3-45
3. Cost of construction.	3-46
4. Requests to develop housing below identified densities in the sites inventory and analysis.	3-20
5. Typical timeframes between approval for a housing development project and application for building permits.	3-30
6. Market-demand.	3-44
C. Analysis of mitigation to constraints demonstrating the jurisdiction's actions to mitigate constraints that create a gap between planning for housing to accommodate all income levels and the construction of housing to accommodate all income levels.	3-35
VI. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC 65583 and 65583.2)	
A. Zoning for a Variety of Housing Types (GC 65583(c)(1) and 65583.2(c)):	3-14
1. Multi-family rental housing.	3-19
2. Housing for agricultural employees (permanent and seasonal).	3-19
3. Emergency shelters.	3-16
4. Low Barrier Navigation Centers	3-18
5. Transitional housing.	3-18
6. Supportive housing.	3-18
7. Single-room occupancy.	3-19
8. Mobile homes/Factory-built housing.	3-14
9. Mobile home parks.	3-14
10. Accessory Dwelling Units.	3-14
B. Sites Inventory (GC 65583 and 65583.1) - An electronic copy of the site inventory on the prescribed HCD form is due at the time the adopted housing element is submitted to HCD for review:	emailed
1. Listing of properties by assessor parcel number.	4-8
2. Listing of properties by size.	4-8
3. Listing of properties by general plan designation and zoning.	4-8
4. For non-vacant sites, description of existing uses.	4-21
5. Realistic capacity.	4-8; 4-19
6. Level of affordability by income group.	4-8
7. Publicly owned sites.	4-8
8. Identification of sites listed inventory from 2013 Housing Element Sites Inventory and address whether these sites are adequate to accommodate lower income needs.	5-3
9. Map of sites included in the inventory (GC 65583.2(b)(7)).	4-10

C. Sites Inventory Analysis of Methodology (GC 65583.2):	4-21
1. RHNA Progress - List the number of pending, approved or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period.	4-19
2. Environmental constraints - Address any known environmental or other constraints, conditions or circumstances, including mitigation measures, that impede development in the planning period.	4-19
3. Appropriate density - Identification of zoning to accommodate RHNA for lower-income households:	
a. Identify zones meeting the “default” density (GC 65583.2(c)(3)(B)); or	4-19
b. Identify and analyze zones with densities less than the “deemed appropriate” (default) density that are appropriate to accommodate lower RHNA.	
4. Capacity - Describe the methodology used in quantifying the number of units that can be accommodated on each APN:	
a. If development is required to meet a minimum density, identify the minimum density, or	
b. Describe the methodology used to determine realistic capacity accounting for land use controls and site improvement requirements, typical density trends for projects of similar affordability, and current or planned infrastructure.	4-19
c. For sites with zones allowing non-residential uses, demonstrate the likelihood of residential development.	4-19
5. Infrastructure - Existing or planned infrastructure to accommodate the regional housing need, including water, sewer and dry utilities.	4-19
6. Small and large sites - Sites identified to accommodate lower RHNA that are less than one-half acre or larger than 10 acres require analysis to establish they are adequate to accommodate the development of affordable units.	4-19
7. Affirmatively Furthering Fair Housing - Identified sites throughout the community that affirmatively further fair housing.	4-19
8. Nonvacant Sites Analysis - For nonvacant sites, demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. If nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.	4-19
9. Accessory Dwelling Units - Analyze the number and affordability level of ADU units projected to be built within the planning period, including resources and incentives and other relevant factors such as potential constraints, and the likelihood of availability for rent.	4-33
VII. Other Topics	
A. Description of means by which consistency will be achieved and maintained with other general plan elements (GC 65583(c)(8)).	1-18

B. Construction, demolition, and conversion of housing for lower and moderate-income households in the Coastal Zone (GC 65588(c) and (d)).	N/A
C. Description of opportunities for energy conservation in residential development (GC 65583(a)(8)).	4-31
D. Description of consistency with water and sewer priority requirements (GC 65589.7).	6-19
E. Safety Elements of local general plans must be revised, upon the next update to the Housing Element, to address State responsibility areas and very high fire hazard severity zones. The revision must include information about wildfire hazards, as well as goals, policies, and objectives and feasible implementation measures for the protection of the community from the unreasonable risk of wildfire (GC Sections 65302; and 65302.5).	6-24
VIII. Housing Programs (GC 65583(c)) that specify a specific clear commitment and meaningful actions that will have beneficial impacts within the planning period and identify timing, objectives (quantified where appropriate), and responsible parties, if appropriate for implementation.	6-2
A. Provide adequate sites (GC 65583(c)(1)):	
1. If applicable, program to accommodate a shortfall of adequate sites to accommodate the lower RHNA. This program must meet the specific criteria identified in GC 65583.2(h) and (i).	N/A
2. If applicable, program to accommodate an unaccommodated need from the previous planning period pursuant to GC 65584.09.	N/A
3. If applicable, program when vacant/nonvacant sites to accommodate lower RHNA have been identified in multiple housing elements.	6-22
4. If applicable, program to provide replacement units when occupied by, or deed restricted to lower-income households within the last five years (GC 65583.2(g)(3)).	N/A
B. Program(s) to assist in the development of housing to accommodate extremely-low, very-low, low or moderate-income households, including special needs populations.	6-17
C. Program(s) to address governmental and nongovernmental constraints to the maintenance, improvement, and development of housing.	6-20
D. Program(s) to conserve and improve the condition of the existing affordable housing stock.	6-9
E. Program(s) to promote and affirmative further fair housing opportunities.	6-27
F. Program(s) to preserve units at-risk of conversion from affordable to market-rate rents.	6-23
G. Program(s) to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent.	6-12
IX. Quantified Objectives (GC 65583)	6-33
A. Provide statement of quantified objectives. Estimate the number of units likely to be constructed, rehabilitated and conserved or preserved by income level, including extremely low-income, during the planning period.	6-33

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 proposes an update to the Public Safety Element within a year of adoption to address State responsibility areas and very high fire hazard severity zones. The revision must include information about wildfire hazards, as well as goals, policies, and objectives and feasible implementation measures for the protection of the community from the unreasonable risk of wildfire. No other significant changes to any other element of the General Plan are proposed. If any elements of the General Plan are amended during the Housing Element Update cycle (2020-2029), 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, data from the 2010 U.S. Census and American Community Survey (ACS) 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, which takes a snapshot of the communities based on a small sample, though relatively frequently. Survey results were then averaged to provide a description of the community over time.

G. Summary of Findings and Programs

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, affirmatively further fair housing, 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 housing for persons with special needs commensurate with State law requirements;
- Amend the City's Zoning Ordinance to update the density bonus program commensurate with State law requirements;
- Provide adequate sites for housing through monitoring and updating the Affordable Sites Inventory encouraging furthering fair housing, the consolidation of properties and rezoning when applicable;
- Pursue State and federal funding opportunities;
- Continue and strengthen collaborative relationships with other public agencies, nonprofit organizations, community stakeholders, and developers 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 and special needs;
- Continue to increase the availability of housing with emphasis on meeting the needs of and providing affordable housing to local workers while affirmatively furthering fair housing;
- 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.
- Updating the Public Safety Element for the protection of the community from the unreasonable risk of wildfire.

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, a community survey, public review of the draft document, and public workshops and hearings prior to adoption. Questions to participants were reviewed by HCD staff prior to public release. Housing Advocates and local and regional organizations serving low-income and special needs housing groups (e.g., San Diego Housing Federation, Community Housing Works, San Diego Interfaith Housing Foundation, Retirement Housing Foundation, Mercy Housing, Foundation for Affordable Housing, and all housing stakeholders from the SANDAG RHNA meetings), any and all interested persons via a designated listserve, all in-City apartment complexes, all persons on email distribution list for City water bill (over 10,000), those participating in City social media outlets, community stakeholders (e.g., HCD, BIA, South Poway Chamber, Green Valley Civic Association (GVCA), Historical Society, Chamber of Commerce, Poway Clergy Association, San Diego County Sheriff, EDCO, Esgil, SANDAG, MTS, City of San Diego, City of Escondido, County of San Diego, San Diego Air Pollution Control District, Poway Library, Poway Unified School

District, Poway Rotary, Poway Business Park Association, Poway Soroptomist, Poway Valley Riders Association, Friends of Goodan Ranch, Blue Sky Ecological Reserve, CalFire, Scripps Hospital, and local developers (including affordable housing developers) were invited to attend public workshops and hearings on the Housing Element Update and participate in the community survey. There was a press release that resulted in articles in the *Poway Chieftan*, *Poway Eagle*, *Pomerado News*, and the *Poway Patch* both before (advertising the workshops) and after (providing summaries) the workshops. The City provided information on its website to advertise and inform the general public of the workshops and surveys and the draft Housing Element. This included a banner on top of the City homepage. Staff presented a comprehensive overview of the Housing Element Update process, the purpose and contents of the Housing Element, key issues for the Housing Element Update, and State requirements including requirements for the Residential Sites Inventory at the workshops and as a part of the website content. Open-ended comment cards were also available at the workshops and via the website. Spanish translation was offered at each workshop and special accommodations were offered to all attendees for all of the workshops. Registrants and attendees from the first workshop were informed of the second workshops and City Council workshop. Registrants and attendees from all of the workshops and any other interested party continued to be informed as the Housing Element progressed to adoption and certification by HCD. The City provides information on its website to advertise and inform the general public of the importance of the affordable housing to the community.

On Wednesday, November 4, 2020, the City released an online public survey regarding housing and public safety in Poway (available on the dedicated webpage at www.poway.org/hpse). This survey was available through November 30, 2020. There were 529 survey respondents. Respondents were asked to respond only one time per household, however, there were no limitations on the number of survey responses provided the responses were not from the same IP Address (typically the same device could not respond more than once). When asked where responders first heard about the questionnaire, the top source was direct email (69 percent) and Facebook, Nextdoor, and the *Poway News-Chieftain* accounted for other significant marketing resources. Except for six respondents, almost all of respondents were Poway residents including 79 percent who identified themselves as property owners and four percent who identified themselves as renters. Other respondents included Poway business owners (seven percent) and housing advocates (one percent). Related to household income, 46 percent identified their household income as more than \$150,000, 29 percent as \$75,000 to \$149,999, five percent as \$50,000 to \$74,999, and three percent as less than \$50,000. The survey then had questions about safety within the City. While 92 percent of respondents felt safe in Poway, eight percent felt unsafe due largely to increased racism, new low-income and multi-unit homes leading to crime, slow sheriff response time, and wildfires. As it relates to public safety, respondents ranked wildfire prevention and crime prevention as most important. Respondents called for more traffic management and less neighborhood growth as potential safety solutions. Related to housing, 88 percent believed current housing options met their needs; however many respondents called for more affordable housing options. Correlated to affordable options, responders were asked what most likely prevented them or others they know from owning a house in Poway; the top four answers were property taxes, not having enough money for a down payment, homes not fitting the quality standards in the target price range, and not having enough money for the monthly mortgage payment. When discussing new housing opportunities, the top responses called for the preservation of natural open space, trees and landscaping, single-family housing, reduced building heights, connectivity, and private open space. The respective top responses to existing neighborhood improvements were crime prevention, reduced wildfire risk, rehabilitating existing neighborhoods, and enforcing proper maintenance of private residences. The majority of respondents believed preserving open space,

the high cost of construction, and the availability and cost of land were the most significant constraints effecting the construction of housing. As it relates to architectural styles for new multi-family housing developments, most respondents felt that compatibility with surrounding developments and allowing owners to choose the styles were most important. There was very little desire for modern architectural styles. All of the survey responses can be reviewed at <https://www.surveymonkey.com/results/SM-QMSHH92Z7/>.

On Thursday, November 19, 2020, the City hosted a Virtual Housing and Public Safety Element Workshop regarding housing and public safety in Poway. The workshop is the first in a series of two workshops and included moderation by the City's Planners, Fire Marshal, and Crime Prevention Specialist. At least 16 persons were in attendance despite a robust outreach program. Several attendees were proud of the City being safe and many attendees felt that more affordable housing opportunities would be a good change for the City. Comments included, but were not limited to, retaining the City's rural character/motto, preserving open space, providing housing within the urban core and more ADA accessible, multigenerational, and affordable housing, providing diverse designs compatible with surrounding areas and with the City's rural character, promoting outdoor, walking, and biking opportunities, reducing risks from wildfires and providing more education, enforcing defensible space regulations, reducing traffic speeds, and increasing pedestrian lighting. The Chieftain newspaper also published an article summarizing the workshop that can be viewed at <https://www.sandiegouniontribune.com/pomeroado-news/news/story/2020-11-25/residents-poway-lacks-affordable-housing-needs-wildfire-education>.

In response to the feedback provided, the public participation revealed that maintaining current policies and programs with additional emphasis is essential to address community member and housing stakeholder concerns. Keeping the status-quo regarding the General Plan policies and programs is essential including maintaining policies related to preserving the rural "City in the Country" character and aesthetics, preserving open space, promoting and providing for affordable housing. Additional policies added as a part of the Housing Element Update to further address concerns include:

- Encourage additional housing choices through the development of the PRSP which provides mixed use housing development, apartments, condominiums, and townhomes adjacent to essential services.
- Encourage reduced building heights and increased landscape and trees and private and common active and passive open space in housing projects with consideration to maximizing density.
- Encourage connections (connectivity) between housing and essential services, parks, trails and related amenities promoting outdoor walking and biking opportunities.
- Encourage traffic safety and reduced congestion with appropriate analysis as a part of new housing projects.
- Encourage the development of multigenerational housing through ADUs and JADUs.
- Encourage diverse housing design with varying architectural styles, roof and siding materials, colors, and architectural projections while maintaining compatibility and unifying elements with the architecture in the surrounding area.
- Encourage safety within housing developments through Crime Prevention, through Environmental Design (CPTED) and increased lighting including pedestrian scale lighting.

- Continue to encourage the development of larger two or more bedroom ADUs to provide affordable housing opportunities to large families and affirmatively furthering fair housing in an equitable manner.
- Encourage financiers to provide opportunities for low down payments for new construction, especially construction of multi-family housing units, ADUs, and JADUs.
- Encourage State and Federal agencies to reduce constraints to the provision of housing.
- Encourage sustainable maintenance and rehabilitation of existing neighborhoods including enforcing appropriate maintenance of private residences and residential neighborhoods.

Existing policies and the policies above will be considered as regulatory updates are made to the PMC and specific plans.

On April 15, 2021, the initial draft Housing Element was released for 20-day public review. Comments were requested to be submitted up to end of day May 4th. Public comments submitted for the draft included general interest in reduced building heights, additional open space, connections, and parks, native and drought tolerant landscape, fire resistant landscape and construction materials, gray water systems, energy conservation including use of electric appliances, charging stations and solar systems, and evenly distributing affordable housing throughout the City. The San Diego Housing Federation requested that additional funding sources be added in the programs section.

On Thursday, April 29, 2021, the City hosted a virtual community workshop to engage the public about housing in Poway and the Draft Housing Element. The workshop was held via zoom from 7:00 p.m. to 8:30 p.m. with a total of 21 attendees. City planners moderated the workshop and provided participants with the purpose of updating the Housing Element, the requirements of the update, and an overview of the Draft 2020-2029 Housing Element. Multiple attendees were concerned about a disparity between North and South Poway related to affordable housing, particularly with South Poway having more affordable housing units. One attendee expressed concerns about having affordable housing in North Poway. Several attendees stated Poway needs more affordable housing and several attendees said less was needed. Multiple attendees were concerned about developing housing at the Big Stone Lodge site (Site 1 of the Residential Sites Inventory, **Table 4-5**, of the Draft Housing Element). Other notable feedback included the following:

- Updating the overall vision for Poway;
- Encouraging use of native and/or drought tolerant plants and water conservation;
- Preparing a Climate Action Plan and providing for electric vehicles, solar, and shade trees;
- Preparing a smoke-free housing ordinance;
- Preserving open space;
- Providing connectivity with electronic vehicle and bicycle pathways in Poway Road Specific Plan, Town Center District;
- Providing better property maintenance and traffic mitigation;
- Incorporating crime prevention through environmental design (CPTED) with new housing;
- Providing for more parks and parking with new housing; and
- Providing more housing opportunities for homeowners wishing to downsize.

Many of the issues raised were already addressed within the Draft Housing Element.

On May 4, 2021, the City Council held a public workshop regarding the draft and the public outreach responses at their regularly scheduled Council meeting and directed staff to send the Draft to HCD for review. Feedback provided via the survey, workshops, and public comments were considered as a part of the drafting of the Housing Element Update. Requested edits from the City Council included resolving edits requested by HCD and the San Diego Housing Federation.

On July 9, 2021 HCD provided a comment letter on Poway's draft Housing Element in response to an informal review. The letter contained a number of items that HCD wanted addressed in the housing element. The City Council held a noticed public hearing on August 3, 2021 and adopted the draft housing element. The City Council approval included direction to staff to continue working with HCD to address the issues that were raised. Staff worked with HCD to address their comments and on October 30, 2022 the City submitted the draft Housing Element Update to HCD for a formal 60-day review. The City was informed that it had not adequately addressed all of the issues raised by HCD. Over the following year city staff continuously worked with HCD to address all of their issues and on January 12, 2024 the draft housing element was posted for the required seven-day public review period. The document was then submitted to HCD on January 22nd, 2024 for the final 60-day review.

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, objectives, policies, and programs for the City to implement during the 2020-2029 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 data collection 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 is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year. Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future.

Some demographic information for the 2021 Housing Element update was also collected from the San Diego Association of Governments (SANDAG). In October 2013, SANDAG adopted an updated Series 13 2050 Regional Growth Forecast (RGF). The update was developed by SANDAG and the individual jurisdictions in the region and are utilized in the planning of appropriate facilities, services, and development practices over a long term. The Series 13 2050 RGF 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 especially as it relates to affirmatively furthering fair housing. The following section describes and analyzes the various population characteristics and trends that affect housing need in Poway.

1. Population Trends

Between 2010 and 2020, Poway’s population was anticipated to increase by 2,215 people, or 4.6 percent (**Table 2-1**). This increase reflects a slower growth trend than was expected throughout the region. Other jurisdictions in the region also experienced modest changes to their population. Vista’s increase was even more modest (3.4 percent), when compared to Poway, while Escondido (14.8 percent), San Diego (11.7 percent), and Santee (11.4 percent) more closely followed the growth of the region as a whole (13.9 percent). San Marcos, on the other hand, had the largest percentage increase (18.1 percent). Overall, all jurisdictions in the region experienced increases in their population.

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

Jurisdiction	2010	2020*	2035*	Projected Change 2010 to 2020*	Projected Change 2020 to 2035*
Escondido	143,911	165,214	172,892	14.8%	4.6%
Poway	47,811	50,026	52,062	4.6%	4.1%
San Diego	1,301,617	1,453,267	1,665,609	11.7%	14.6%
San Marcos	83,781	98,915	109,095	18.1%	10.3%
Santee	53,413	59,497	63,812	11.4%	7.3%
Vista	93,814	96,993	111,771	3.4%	15.2%
San Diego Region	3,015,313	3,435,713	3,853,698	13.9%	12.2%

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

According to SANDAG population forecasts, Poway’s population will have reached approximately 52,062 by 2035, a 4.1 percent increase over the 2020 population. Poway’s forecasted growth is smaller than that of all other jurisdictions in the region. San Marcos (10.3 percent), Vista (15.2 percent), the city of San Diego (14.6 percent), Santee (7.3 percent), and the region as a whole (12.2 percent) all exhibit higher forecasted change from 2020 to 2035.¹

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 demand for low to

¹ Source: SANDAG 2050 Regional Growth Forecast (2013)

City of Poway Community Profile

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 2010 and 2018, the City of Poway experienced population changes within several age groups. For the most part, there has been both an increase and a slight decrease in the percentage of families, with children ages 5 to 19 dropping by 5.5 percent. Children under the age of 5, on the other hand, increased by 22.6 percent (**Table 2-2**). Of the adult groups, there was moderate, yet significant growth among young adults aged 20 to 24 (4.2 percent), adults ages 25 to 34 (15.2 percent), adults ages 35 to 44 (8 percent), and adults ages 55 to 64 (2.9 percent). The only adult age group that experienced a decrease were those aged 45 to 54 (18.2 percent). The largest increase was among people ages 65 and older (36.1 percent).

**Table 2-2
Poway Age Characteristics
2010 and 2018**

Age Group	2010		2018*		Percent Change
	Persons	Percent	Persons	Percent	
Under 5	2,472	5.17%	3,030	6.1%	22.6%
5 to 19	10,730	19.79%	10,137	20.3%	-5.5%
20-24	2,618	8.13%	2,727	5.5%	4.2%
25-34	4,667	9.76%	5,377	10.8%	15.2%
35-44	5,916	12.37%	6,388	12.8%	8%
45-54	8,817	18.44%	7,223	14.5%	-18.1%
55-64	6,623	13.85%	6,817	13.7%	2.9%
65+	5,968	12.48%	8,123	16.3%	36.1%
Total	47,811	100.0%	49,842	100.0%	4.2%

Source: SANDAG 2010 Estimates, *ACS 2018 5-Year Demographic and Housing Estimates.

Overall, the percentage of younger children has increased and the percentage of older children has decreased from 2010 to 2018. All other age groups, except for those ages 45 to 54, has increased. Within the context of the rest of the region, Poway has roughly the same share of people under 18 years of age (24.3 percent) compared with the San Diego region (24.0 percent) (**Table 2-3**). The median age of Poway residents (39) is slightly higher than the San Diego region's median age (36.4). Poway has a larger share of people aged 65 and older (16.3 percent) than the San Diego region (14.4 percent). With the 65 and older age group increasing dramatically it is important to plan for housing for this group specifically and consider housing options and amenities.

**Table 2-3
Poway Age Compared to Region
2018**

	Poway	Region
Age under 18	24.3%	24.0%
Age 65 and older	16.3%	14.4%
Median age	39	36.4

Source: SANDAG 2018 Estimates.

The vast majority (81.8 percent) of households in the City of Poway are families with 16.3 percent of the population being age 65 and over (**Table 2-4**). Of the total householders (head of household), 7.6 percent are non-family householders over the age of 65. Non-family includes households where members are not related. Owners make up 73.8 percent of Poway's householders, and 21.6 percent are aged 65 and over, while renters make up 26.2 percent with 4 percent being 65 and over.

**Table 2-4
Poway Households by Age of Householder and Tenure
2018**

	Number	Percent of Total
Total households	15,766	100.0%
Family households	12,890	81.8%
Householder age 15-34	1,378	8.7%
Householder age 35-64	8,683	55.1%
Householder age 65+	2,829	17.9%
Non-Family households	2,876	18.2%
Householder age 15-34	354	2.2%
Householder age 35-64	1,317	8.4%
Householder age 65+	1,205	7.6%
Owner	11,643	73.8%
Householder under age 65	8,244	52.3%
Householder age 65+	3,399	21.6%
Renter	4,123	26.2%
Householder under age 65	3,488	22.1%
Householder age 65+	635	4.0%

Source: American Community Survey: 2018 5-year Detailed Estimates Data Profiles (Table ID B25011).

3. Race and Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons in order to affirmatively further fair housing needs. 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 2010 Census (**Table 2-5**). Whites decreased from 69.1 percent of the population in 2010 to 62 percent of the population in 2018 furthering fair housing and shows the City’s goals and policies are progressing to be more inclusive. The Latino population increased as a proportion of total population from 15.7 percent in 2010 to 20.3 percent in 2018. Similarly, Asian or Pacific Islanders increased from 10.1 percent to 12.2 percent of the population, African Americans decreased slightly from 1.5 percent to 1.2 percent, and people who identified themselves as being of other races increased from 3.2 percent to 3.8 percent. Native Americans, lastly, increased slightly from 0.3 percent to 0.4 percent.

**Table 2-5
Poway Race and Ethnicity
2010 and 2020**

Race/Ethnicity	2010		2018	
	Persons	Percent	Persons	Percent
White	33,041	69.1%	31,107	62%
Hispanic or Latino	7,508	15.7%	10,180	20.3%
African American	722	1.5%	695	1.2%
Native American	149	0.3%	210	0.4%
Asian or Pacific Islander	4,851	10.1%	6,120	12.2%
Other Race	1,540	3.2%	1,895	3.8%
Total	47,811	100.0%	50,207	100.0%

Source: US Census, 2010, SANDAG 2018 Estimates.

Poway’s proportion of non-Hispanic White is higher compared to that of the San Diego region, with 64 percent compared to 44 percent, however, trends show that Poway is becoming more inclusive (**Table 2-6**). The non-Hispanic White population decreased from 2000 to 2020 by 5,236 persons in Poway (from 77 percent to 64 percent), whereas, during the same duration, the region only experienced a three percent decrease. Many nearby jurisdictions even had increases in non-Hispanic White population over the same time period. Between 2000 and 2020, Poway experienced a large increase in the Hispanic or Latino population, but there were also marginal increases in the Other or Two or More Race category and the Asian or Pacific Islander populations. Poway’s Hispanic or Latino population is 19.3 percent for 2020 (up from 10.4 percent in 2000), with the region having 36.1 percent (up from 26.7 percent). This shows that Poway is inclusive for the Hispanic or Latino population at a similar rate as with population trends for the region. The African American population decreased slightly (3.8 percent) within the region during the same time period, but increased by three percent in Poway. This is significant compared to the County of San Diego where the demographic profile is quite diverse. The 2020 Regional AI found that the County became a minority-majority area between 2000 and 2010, when the percent

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minority population increased from 45.1 to 51.5 percent; the proportion of minority population continued to increase between 2010 and 2017 to 53.8 percent. After White residents (46 percent), the largest racial/ethnic group in the County is Hispanic (33 percent). Asian Pacific Islanders, Blacks, and other groups are notably lower in comparison, following with 12 percent, 4.7 percent, and 3.9 percent. Minority populations are seen to be concentrated in the southern areas of the City of San Diego and continuing south and near the U.S./Mexican border.

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

Race/Ethnicity by Year	Escondido	Poway	San Diego	San Marcos	Santee	Vista	San Diego Region
White - 2000	69,305 (51.9%)	37,092 (77.2%)	603,892 (49.4%)	29,617 (53.9%)	42,803 (80.8%)	44,844 (49.9%)	1,548,833 (55%)
2010	58,142 (40.4%)	33,041 (69.1%)	586,804 (45.1%)	40,736 (48.6%)	39,312 (73.6%)	38,287 (40.8%)	1,500,047 (48.5%)
2020*	55,129 (33.4%)	31,856 (63.7%)	598,766 (41.2%)	44,643 (45.1%)	41,868 (70.4%)	45,495 (36.5%)	1,502,911 (43.7%)
Hispanic or Latino - 2000	51,693 (38.7%)	4,974 (10.4%)	310,752 (25.4%)	20,271 (36.9%)	6,016 (11.4%)	34,990 (38.9%)	750,965 (26.7%)
2010	70,326 (48.9%)	7,508 (15.7%)	374,968 (28.8%)	30,697 (36.6%)	8,699 (16.3%)	45,380 (48.4%)	991,348 (32.0%)
2020*	92,955 (56.3%)	9,662 (19.3%)	464,700 (32.0%)	40,038 (40.5%)	11,388 (19.1%)	51,498 (53.1%)	1,241,085 (36.1%)
African American - 2000	2,734 (2.0%)	752 (1.6%)	92,830 (7.6%)	1,001 (1.8%)	751 (1.4%)	3,535 (3.9%)	154,487 (5.5%)
2010	3,046 (2.1%)	722 (1.5%)	81,340 (6.3%)	1,756 (2.1%)	971 (1.8%)	2,753 (2.9%)	146,600 (4.7%)
2020*	3,425 (2.1%)	774 (1.5%)	80,069 (5.5%)	2,013 (2.0%)	1,092 (1.8%)	2,454 (2.5%)	148,548 (4.3%)
Native American - 2000	776 (.6%)	159 (.3%)	4,267 (.3%)	214 (.4%)	325 (.6%)	440 (.5%)	15,253 (.5%)
2010	577 (.6%)	149 (.3%)	3,469 (.3%)	255 (.3%)	290 (.5%)	336 (.4%)	14,098 (.4%)
2020*	521 (.3%)	174 (.3%)	4,160 (.3%)	284 (.3%)	296 (.4%)	278 (.3%)	13,612 (.4%)
Asian or Pacific Islander - 2000	6,063 (4.6%)	3,657 (7.6%)	170,206 (13.9%)	2,622 (4.8%)	1,490 (2.8%)	3,732 (4.2%)	257,461 (9.1%)
2010	8,797 (6.1%)	4,851 (10.1%)	209,146 (16.0%)	7,652 (9.1%)	2,206 (4.1%)	4,421 (4.8%)	341,562 (11.0%)
2020*	9,955 (6.0%)	5,710 (11.4%)	250,605 (17.2%)	9,007 (9.1%)	2,675 (4.5%)	4,669 (4.8%)	408,787 (11.9%)
Other or Two+ Races - 2000	2,988 (2.2%)	1,410 (2.9%)	41,453 (3.4%)	1,252 (2.3%)	1,590 (3.0%)	687 (2.6%)	17,986 (3.1%)
2010	3,023 (2.1%)	1,540 (3.3%)	45,890 (3.6%)	2,685 (3.2%)	1,935 (3.7%)	2,657 (2.8%)	101,658 (3.3%)
2020*	3,229 (2.0%)	1,850 (3.7%)	54,967 (3.8%)	2,930 (3.0%)	2,228 (3.7%)	2,730 (2.8%)	120,770 (3.5%)
Total - 2000	133,559 (100%)	48,044 (100%)	1,223,400 (100%)	54,977 (100%)	52,975 (100%)	89,228 (100%)	2,744,985 (100%)
2010	143,911 (100%)	47,811 (100%)	1,301,617 (100%)	83,781 (100%)	53,413 (100%)	93,834 (100%)	3,095,313 (100%)
2020*	165,214 (100%)	50,026 (100%)	1,453,267 (100%)	98,915 (100%)	59,497 (100%)	107,124 (100%)	3,435,713 (100%)

Source: SANDAG FAST FACTS (2000 to 2010), SANDAG Regional Growth Forecast* (2020 Data)

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 decreased between 2010 and 2018 by 2.3 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 2018 (81.8 percent). While the number of total households decreased by 362, the percentage of family households slightly increased since 2010 (1.6 percent). This increase occurred amongst married couple families without children (1.7 percent). Married couple families with children, on the other hand, decreased by 2.2 percent. Additionally, the proportion of female households without a spouse decreased slightly (0.5 percent), as did the proportion of single female householders with children (1.5 percentage points). The proportion of non-family households decreased (1.6 percent).

**Table 2-7
Poway Changes in Household Type
2010 and 2020**

Household By Type	2010		2018*	
	Number	Percent	Number	Percent
Average Household Size	3.0	--	3.12	
Family Household (families)	12,940	80.2%	12,890	81.8%
Married Couples Families	10,523	65.2%	10,548	66.9%
With Children	5,051	31.3%	5,732	29.1%
Female Householder, No Spouse	1,675	10.4%	1,566	9.9%
With Children	968	6.0%	706	4.5%
Non-Family Households	3,188	19.8%	2,876	18.2%
Total Households	16,128	100.0%	15,766	100.0%

Source: US Census, 2010, *2018 ACS 5-Year Social Characteristics Estimates.

The household population has increased by 5.2 percent from 2010 to 2018. It makes up the vast majority in Poway with 98.9 percent (**Table 2-8**). The group quarter population remained the same since 2010. Data was not available for institutionalized versus non-institutionalized group quarters.

**Table 2-8
Poway Population by Household/Group Quarters Status
2010 and 2018**

Household Status	2010		2018		Change 2010-2018	
	Number	Percent	Number	Percent	Number	Percent
Household Population	47,261	98.8%	49,657	98.9%	2,396	5.2%
Group Quarters	550	1.2%	550	1.1%	0	0
Institutionalized	266	0.6%	--	--	--	--
Non-institutionalized	284	0.6%	--	--	--	--
Total Population	47,811	100.0%	50,207	100.0%	2,396	5.2%

Source: US Census, 2010, *SANDAG 2018 Estimates.

5. Household Incomes

Household income is one indicator of the financial status 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). The following limits are adjusted based on family size and by geography through State income limits established by HCD.

- 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, and
- Above Moderate Income: households earning over 120 percent of the AMI.

Between 2010 and 2018, approximately 69 percent of Poway households earned low, moderate or above moderate incomes (**Table 2-9**), while 31 percent of households had incomes in the extremely low and very 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 2010 dollars)
2010, 2018, 2020
Poway and Region

	2010	2018	2020
Total households	16,128	16,452	16,881
Less than \$15,000	823	868	632
\$15,000 to \$29,999	972	1,451	1,305
\$30,000 to \$44,999	1,137	1,396	1,715
\$45,000 to \$59,999	1,295	1,444	1,843
\$60,000 to \$74,999	1,628	1,418	1,785
\$75,000 to \$99,999	2,527	2,162	2,596
\$100,000 to \$124,999	1,967	2,076	2,022
\$125,000 to \$149,999	1,351	1,418	1,491
\$150,000 to \$199,999	2,441	1,846	1,815
\$200,000 or more	1,987	2,373	1,677
Poway Median household income (2010 dollars)	\$85,471	\$94,068	\$86,176
Regional Median Income (AMI) (2010 dollars)	\$63,586	\$68,489	\$58,746
Extremely Low-Income (ELI) Threshold (2010 dollars)*	\$19,075	\$20,547	\$17,624
Extremely Low-Income Households**			1,627

Source: SANDAG 2010 Census Profiles, SANDAG 2018 Estimates, 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 (60.3 percent) of households in Poway are in the above-moderate income level, of which, the owners making up 52 percent and renters 8.3 percent (**Table 2-10**). The higher median income in Poway is due to: 1) a relatively higher proportion of degreed 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 most other communities in San Diego County and require higher incomes to afford. Owner-occupied households in the above-moderate income category make up 70.6 percent of all owner-occupied households in Poway, however, this is down from 79 percent during the prior eight-year statistical analysis. The largest proportion of renter households in Poway have above-moderate incomes with 31.6 percent, with the other income categories ranging between 11.9 and 21.4 percent.

**Table 2-10
Poway Number of Households by Tenure and Income Level (HAMFI)
2012-2016**

Income Category	Owner			Renter			Total	
	Number	Owner Percent	Percent of Total	Number	Renter Percent	Percent of Total	Number	Percent of Total
Extremely Low	635	5.5%	4%	745	17.9%	4.7%	1,380	8.7%
Very Low	680	5.8%	4.3%	720	17.3%	4.6%	1,400	8.9%
Low	1,155	9.9%	7.3%	890	21.4%	5.6%	2,045	13%
Moderate	955	8.2%	6%	495	11.9%	3.1%	1,450	9.2%
Above Moderate	8,210	70.6%	52%	1,315	31.6%	8.3%	9,525	60.3%
Total	11,635	100.0%	73.6%	4,165	100.0%	26.3%	15,800	100.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-16.

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 four-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 30.6 percent (**Table 2-11**). This figure is much smaller than the region as whole (45.6 percent).

**Table 2-11
Extremely Low, Very Low, and Low-Income Households Compared with Region
2012-2016**

	Number	Percent
Poway	4,825	30.6%
Region	502,825	45.6%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-2016

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 2014-2018 ACS, “Poverty Status in the Past 12 Months,” 6.6 percent of the population of Poway lived in poverty compared to 4.3 percent in the 2006-2010 ACS (**Table 2-12**).

**Table 2-12
Poway Poverty Status by Age
2014-2018**

	2006-2010		2014-2018	
	Number	Percent of Total	Number	Percent of Total
Above Poverty	45,030	95.7%	46,057	93.4%
Under age 18	11,592	24.6%	11,113	22.5%
Age 18-64	28,629	60.9%	27,592	55.9%
Age 65-74	2,640	5.6%	--	--
Age 65+	--	--	7,352	14.9%
Age 75+	2,169	4.6%	--	--
Below Poverty	2,012	4.3%	3,262	6.6%
Under age 18	722	1.5%	909	1.8%
Age 18-64	1,007	2.1%	1,869	3.8%
Age 65-74	137	0.3%	--	--
Age 65+	--	--	484	1.0%
Age 75+	146	0.3%	--	--
Total (population for whom poverty status has been determined)	47,042	100.0%	49,319	100.0%

Source: American Community Survey 2006-2010 and 2014-2018.

Approximately 1.8 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 County-wide rate of 12.5 percent (**Table 2-13**).

**Table 2-13
Poverty Status Compared with Region
2014-2018**

	Poway	Region
Poverty Rate	6.6%	12.5%

Source: American Community Survey 2014-2018

B. Housing Characteristics

1. Housing Type

Total housing increased by 413 housing units according to the data shown **Table 2-14**. The data shows single-family units increased by 164 units and multi-family units increased by 192 units during that time. The increase in multi-family units occurred in 2019 and 2020, and a majority of those units are located within the Poway Road Specific Plan (PRSP) area subsequent to its' adoption in 2017.

**Table 2-14
Poway Housing Type Trends**

Housing Type	2010	2018	Change 2010-2018
	Numeric	Numeric	Numeric
Mobilehomes	589	589	0
Single-Family	12,246	12,410	164
Duplex or 2 Houses	30	66	36
Multi 2 to 4 houses	60	60	0
Multi 5 to 15 units	99	99	0
Multi 16 to 60 units	884	1,076	192
61 units and up	1,073	1,094	21
Transitional	3	3	0
Total	14,984	15,397	413

Source: San Diego County Recorder 2019 Inventory of Parcels; City of Poway Annual Housing Progress Reports (2010-2020).

Note: The 2019 Inventory of Parcels was used for the base data and the sum of building permits for each type of housing unit for 2010-2018 was subtracted from the 2019 base data to determine the 2010 data. The sum of building permits for each type of housing unit was added to the 2019 base data to determine the 2020 figures.

2. Housing Population and Tenure

Poway's rate of homeownership remained constant from 2010 to 2018 (**Table 2-15**). Homeowners represented 74.4 percent of households in Poway in 2010 and 73.8 percent in 2018, while renters increased from 25.6 percent in 2010 to 26.2 percent in 2018.

Total household population increased from 2010 to 2018 in Poway by 5.4 percent (**Table 2-15**). Population tenure by structure type is no longer reported as part of the Census or ACS data and is no longer included in this table. Population by tenure differs from the 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. The data sources also differ (ACS versus Census).

d.

**Table 2-15
Poway Households and Population by Tenure
2010 and 2018**

	2010	2018	Tenure as a Percent of Total	
	Number	Number	2010	2018
Tenure of Households				
Owner-Occupied	12,000	11,643	74%	74%
Renter-Occupied	4,128	4,123	26%	26%
Total	16,128	15,766	100%	100%
Tenure of Population	47,261	49,842	100%	100%
Owner-Occupied	35,111	36,883 ¹	74%	74%
Renter Occupied	12,150	12,959 ¹	26%	26%

Source: US Census, 2010; 2014-2018 ACS: Selected Housing Characteristics.

¹Estimated based on Tenure of Households.

Family households represent approximately 81.8 percent of all households in Poway. Over 60 percent of the total households in Poway are family households under the age of 65 (**Table 2-16**).

**Table 2-16
Poway Households by Age of Householder and Tenure
2018**

	Number	Percent of Total
Family households	12,890	81.8%
Householder age 15-34	1,378	8.7%
Householder age 35-64	8,683	55.1%
Householder age 65+	2,829	17.9%
Non-Family households	2,876	18.2%
Householder age 15-34	354	2.2%
Householder age 35-64	1,317	8.4%
Householder age 65+	1,205	7.6%
Owner	11,643	73.8%
Householder under age 65	8,244	52.2%
Householder age 65+	3,399	21.6%
Renter	4,123	26.2%
Householder under age 65	3,488	22.2%
Householder age 65+	635	4.0%
Total households	15,766	100.0%

Source: ACS 2018 5-Year Detailed Estimates (Table ID B25011).

3. Housing Vacancy

The effective vacancy rate was 2.1 percent of all Poway dwelling units in 2010 and 0.9 percent in 2018 (**Table 2-17**). This is a decrease in units for sale and for rent. The majority of the observed increase in vacancy rate since 2010 took place among dwelling units rented or sold, but not occupied (0.7 percent in 2010 and 1.6 percent in 2018) or for those listed as “Other Vacant” (0.4 percent in 2010 and 1.2 percent in 2018). The trend suggests an increase in the availability of unspecified vacant housing as well as an increase in unoccupied rented and sold properties. Seasonal, recreational, or occasional use properties decreased from 0.7 percent in 2010 to 0.5 percent in 2018.

**Table 2-17
Poway Unit Vacancy and Rate by Tenure
2010 and 2018**

Vacant Units	2010		2018	
	Number	Percent	Number	Percent
For Rent	204	1.2%	100	0.6%
For Sale Only	144	0.9%	48	0.3%
Rented or Sold, Not Occupied	124	0.7%	265	1.6%
For Seasonal, Recreational, or Occasional Use	117	0.7%	87	0.5%
For Migrant Workers	0	0.0%	0	0.0%
Other Vacant	73	0.4%	199	1.2%
Total Vacant Units	662	4.0%	699	4.2%
Effective Vacancy Rate	--	2.1%	--	0.9%

Source: American Community Survey (ACS) 2006-2010 and 2014-2018 (Table ID B25004).

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 2010 to 2018, single-family housing vacancy rates remained constant at three percent and multi-family housing slightly increased from 6.9 percent to 8.9 percent. Mobile home and other housing, on the other hand, decreased from 8.1 percent to 3.7 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 low in 2010 at 2.1 percent, but it decreased even further in 2018 to 0.9 percent, due to a decrease in the number of dwelling units for rent or for sale.

For the 6th Cycle RHNA, HCD assumed the region would have a balanced housing market with a five percent vacancy rate. Because the region had a 2.48 percent vacancy rate at the time the RHNA was adopted, HCD applied a vacancy adjustment to the RHNA adding additional housing units to the needs for the region to account for the low vacancy rates. The adjustment is the difference between the standard 5 percent vacancy rate and the County’s current vacant rate based on the 2012-2016 ACS data. This equated to an additional 2.52 percent increase in the RHNA for the region or 31,500 additional housing units that were distributed amongst the jurisdictions in the San Diego region as a part of the RHNA.

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

Housing Type	2010	2018
Single family	3.1%	3.2%
Single family (1 unit, detached)	3.3%	3.3%
Single family (1 unit, attached)	0.0%	2.4%
Multifamily	6.9%	8.9%
2 to 4 units	0.0%	0.0%
5 to 9 units	0.0%	11.9%
10 units or more	9.7%	10.7%
Mobile home and other	8.1%	3.7%
Total housing units	3.5%	4.2%

Source: American Community Survey (ACS) 2006-2010 and 2014-2018. 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

The number of homes sold in the \$300,000 to \$499,999 range decreased by 27 percent between 2010 and 2018 in Poway (**Table 2-19**). The number of homes sold increased in the over \$500,000 categories by 8.3 percent in the \$500,000 to \$999,999 range and by 13.7 percent in the over \$1,000,000 range denoting the rising home prices during this time period since the recession. By 2018, the number of homes sold in the \$500,00 to \$999,999 range represented a significant

majority amongst other categories at 54.9 percent of homes in Poway. The median housing value rose from \$606,000 in 2010 to \$658,200 in 2018, a modest gain of 8.6 percent.

Table 2-19
Poway Housing Value 2010 and 2018 by Number of Homes Sold

Housing Value	2010		2018		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$150,000*	767	6.3%	496	4.3%	-271	-35.3%
\$150,000 to \$199,999*	136	1.1%	114	1.0%	-22	-16.2%
\$200,000 to \$299,999*	327	2.7%	242	2.1%	-85	-26%
\$300,000 to \$499,999*	3,209	26.4%	2,332	20.0%	-877	-27.3%
\$500,000 to \$999,999*	5,909	48.6%	6,397	54.9%	488	8.3%
\$1,000,000 or more*	1,813	14.9%	2,062	17.7%	249	13.7%
Total (selected owner-occupied units)	12,161	100.0%	11,643	100.0%	-518	-4.3%
Median housing value (nominal dollars)	\$606,000		658,200		\$52,200	8.6%

Source: American Community Survey 2006-2010 and 2014-2018.

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

Home sales values in Poway averaged \$840,154 as of January 2021, which was higher than all inland jurisdictions in San Diego County (**Table 2-20**). Prices almost doubled since 2011 (\$448,750).

**Table 2-20
Average Home Sales Values by Jurisdiction 2021**

Jurisdiction	Value
Carlsbad	\$997,720
Chula Vista	\$689,361
Coronado	\$2,026,284
Del Mar	\$2,603,926
El Cajon	\$610,001
Encinitas	\$1,296,533
Escondido	\$614,769
Imperial Beach	\$684,984
La Mesa	\$671,598
Lemon Grove	\$565,507
National City	\$513,098
Oceanside	\$622,547
Poway	\$840,154
San Diego	\$741,195
San Marcos	\$671,848
Santee	\$612,751
Solana Beach	\$1,591,322
Vista	\$625,694

Source: Zillow Home Value Index January 2021, www.zillow.com.

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 which is due largely because of limitations related to open space preservation, habitat impacts, and construction within the Very High Fire Hazard Area. A June 2020 analysis by Homeadvisor.com estimates that the cost per square-foot for builders ranges between \$126 and \$250 for new homes and, higher, between \$252 and \$626 per square-foot, for custom and luxury homes. The regional building costs per square-foot for construction ranges between a low-rise building are \$365, \$413 for a mid-rise building, and \$554 for a high-rise building (**Table 2-21**).

**Table 2-21
Building Cost per Square Foot (Regional Average)
2020**

	Low-rise	Mid-Rise	High-Rise
Cost	\$365	\$413	\$554

Source: Cumming (2020) US Construction Costs Per Square Foot.

Rental Market

From 2010 to 2018, there was a 12.5 percent decrease in the number of renter-occupied units, from 4,714 to 4,123 (**Table 2-22**). In 2010, 61.2 percent of rents were above \$1,500. By 2018, the percentage decreased to 49 percent, while the number of rents between \$1,000 and \$1,499 remained constant. The median rent, in nominal dollars, rose 14.6 percent in Poway from 2010 to 2018 to \$1,534 per month. However, more recently, mean market rents increased from 2011 to 2021 by 59 percent for one-bedroom units and by 44 percent for two-bedroom units (**Table 2-23**).

**Table 2-22
Poway Contract Rent 2010-2018**

Rent	2010		2018		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$500	108	2.3%	292	7.1%	184	170.4%
\$500 to \$999	242	5.1%	400	9.7%	158	65.3%
\$1,000 to \$1,499	1,413	30.0%	1,219	29.6%	-194	-13.7%
\$1,500 to \$1,999	1,444	30.6%	813	19.7%	-631	-43.7%
\$2,000 or more	1,444	30.6%	1,208	29.3%	-236	-16.3%
No cash rent	63	1.3%	191	4.6%	128	203.2%
Total (renter-occupied units)	4,714	100.0%	4,123	100.0%	-591	-12.5%
Median contract rent (nominal dollars)	\$1,339		\$1,534		\$195	14.6%

Source: American Community Survey 2006-2010 and 2014-2018.

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

**Table 2-23
Poway Mean Market Rents by Bedroom Type
2011 to 2021**

Bedroom Type	2011	2021	Change
One bedroom	\$1057	\$1683	+59%
Two or more bedroom	\$1391	\$2006	+44%

Source: forrent.com 2011 and 2021; Zillow.com 2021. Note: Rents compared and averaged amongst four complexes.

Online data resources were also used to understand the current rental housing market in Poway (**Table 2-24**). Websites were searched in February and March 2021 and rental price information was collected for eight apartment complexes within Poway that were available for rent. Studio units rented for \$1,348 to \$1,598 per month within one apartment complex. One-bedroom units rented for \$1,592 to \$2,013 per month amongst seven comparable complexes. Two-bedroom apartment units rented for \$1,750 to \$2,583 per month amongst six comparable complexes. There were no three-bedroom units shown to be available.

**Table 2-24
Poway Available Apartment Rental Rates (Monthly)
February-March 2021**

Apartment Complex	Rental Price
Parkview Village Apartments	
1 BR	\$1625
Olive Tree Apartments	
1 BR	\$1700- \$1800
Scripps Poway Villas	
1 BR	\$1855
2 BR	\$2045- \$2155
Canary Palms	
1 BR	\$1850
2 BR	\$2145
Sofi Poway	
1 BR	\$2013
2 BR	\$1819- \$1961
La Privada Valle Apartments	
1 BR	\$1592
2 BR	\$1822- \$1850
Legacy Hills	
Studio	\$1348- \$1598
1 BR	\$1720- \$1877
2 BR	\$1877- \$2583
Pomerado Garden Apartments	
2 BR	\$1750

Source: forrent.com, March 2021; Zillow.com, February 2021.

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 2012-2016 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)
2012-2016**

Income Category	Owner			Renter			Total	
	Number	Owner Percent	Percent of Total	Number	Renter Percent	Percent of Total	Number	Percent of Total
Extremely Low	635	5.5%	4%	745	17.9%	4.7%	1,380	8.7%
Very Low	680	5.8%	4.3%	720	17.3%	4.6%	1,400	8.9%
Low	1,155	9.9%	7.3%	890	21.4%	5.6%	2,045	13%
Moderate	955	8.2%	6%	495	11.9%	3.1%	1,450	9.2%
Above Moderate	8,210	70.6%	52%	1,315	31.6%	8.3%	9,525	60.3%
Total	11,635	100.0%	73.6%	4,165	100.0%	26.4%	15,800	100.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-16.

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 30.6 percent (**Table 2-26**). This figure is less than the region as whole (45.6 percent).

**Table 2-26
Extremely Low-, Very Low-, & Low-Income Households Compared with Region
2012-2016**

	Number	Percent
Poway	4,825	30.6%
Region	502,825	45.6%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.

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 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.

HCD estimated the 2020 San Diego County Area Median Income (AMI) to be \$92,700 for a family of four. The market-affordability of the City's housing stock for each income group is discussed below:

Extremely Low-Income Households: Extremely low-income households earn less than or equal to 30 percent of the AMI.

Very Low-Income Households: Very low-income households are classified as those earning between 30 and 50 percent or less of the AMI. For purposes of the RHNA, Extremely Low-Income and Very Low-Income categories are combined to only be the Very Low-Income category.

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

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

Above Moderate-Income Households: Above moderate-income households earn above 120 percent of the AMI.

Based on the range of prices and median sales prices for single-family homes and condominiums in Poway, all income categories, 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, even 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 33.6 percent by 2016 (**Table 2-27**). Overpayment affected 11.8 percent of renter households and 21.7 percent of owner households. Overpayment was more prevalent among households in the above moderate-income category, making up 8.6 percent of total households, 8.1 percent of which were owner households. The rest of the income categories of owner households had overpayment rates between 2.9 and 4.4 percent. Very low-income renter households had the highest overpayment rate of 3.8 percent compared to other renter households similar to that of the low income and extremely low-income categories. These rates steadily decreased with an increase in income category to 0.5 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	565	3.5%	530	3.4%	1095	6.9%
Very Low	590	3.8%	470	2.9%	1060	6.7%
Low	485	3.1%	695	4.4%	1180	7.5%
Moderate	160	1.0%	460	2.9%	620	3.9%
Above Moderate	85	0.5%	1280	8.1%	1365	8.6%
Total	1885	11.8%	3435	21.7%	5320	33.6%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-16.

6. Overcrowding

Overcrowding, defined as more than one person per room (*including dining and living rooms but excluding bathrooms and kitchen*). In Poway there has been no significant change in overcrowded units through the years 2006-2015. Similarly, severe overcrowding, defined as more than 1.5 persons per room, and these units have had no significant change in severely overcrowded units through the years 2006-2015 (**Table 2-28**). The California Department of Finance estimated 3.08 persons per household in Poway in 2019.

Table 2-28 : Overcrowded Housing Units – Poway and San Diego County (2006-2015)			
Overcrowding	Owner Households	Renter Households	All Household
	% of Owners	% of Renters	% of Total
Poway			Poway
2006-2010			2011-2015
Total Overcrowded (>1.0 persons/room)	0.7%	5.7%	3.1%
Severely Overcrowded (>1.5 persons/room)	1.1%	1.1%	
2011-2015			
Total Overcrowded (>1.0 persons/room)	0.7%	5.7%	
Severely Overcrowded (>1.5 persons/room)	1.1%	1.1%	
San Diego County			San Diego County
2006-2010			2011-2015
Total Overcrowded (>1.0 persons/room)	2.7%	9.7%	7.9%
Severely Overcrowded (>1.5 persons/room)	0.7%	3.6%	
2011-2015			
Total Overcrowded (>1.0 persons/room)	2.7%	9.7%	
Severely Overcrowded (>1.5 persons/room)	0.7%	3.6%	

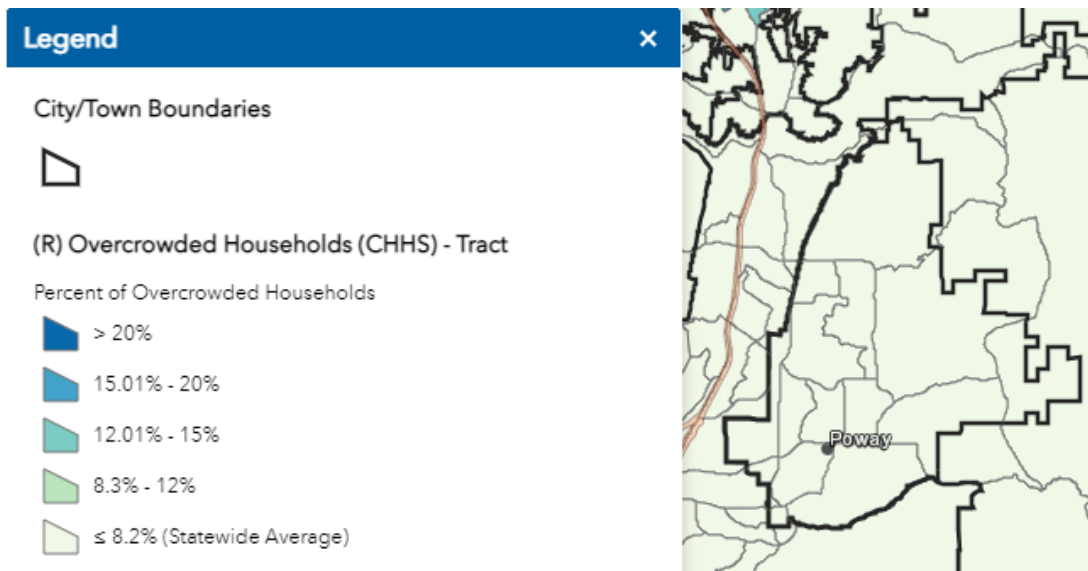
Source: 2019 California Department of Public Health- Percent of Overcrowding in California Counties

The incidence of overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a locality.

The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

According to SANDAG’s 6th Cycle Regional Housing Needs Assessment Plan, HCD used the 2012-2016 ACS to determine the rate of overcrowding in the San Diego region when making its RHNA Determination. HCD then compared the San Diego region’s overcrowding rate (6.43% of all households) to the national rate (3.34% of all households). A lower percentage of households in Poway (3.1 percent) are living in overcrowded conditions than the County (7.9 percent). Regionally, census tracts with overcrowded households are concentrated in Escondido, San Marcos, and Vista. However, based on **Figure 2-1** there are no census tracts within Poway that are above the statewide average of 8.2 percent. To address the needs of overcrowding in the region, HCD’s RHNA Determination included an overcrowding adjustment of 3.09%, which added 38,700 housing units to the regional housing need to alleviate overcrowding in the region. Therefore, this factor has already been accounted for in the RHNA allocations by jurisdiction.

**Figure 2-1
Overcrowding in Poway**



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 2018, 76.4 percent of the housing stock in Poway was over 30 or around 30 years old, with 55.9 percent over 40 or around 40 years of age (**Table 2-29**).

Table 2-29
Poway Age of Housing

Year Structure Built	Number	Percent
2000 or later	1,623	9.8%
1990 to 1999	2,298	13.9%
1980 to 1989	3,351	20.4%
1970 to 1979	5,733	34.8%
1960 to 1969	2,100	12.8%
1950 to 1959	1,085	6.6%
1949 or earlier	275	1.7%
Total Housing Units	16,465	100.0%

Source: American Community Survey 2014-2018.

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 2014-2018 ACS 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. Additionally, based on feedback provided by the Code Compliance Division on complaints for substandard housing annually, we estimate there to be 80 housing units in need of rehabilitation and/or replacement (eight annual cases, on average, times 10 years).

For the 6th Cycle RHNA, HCD applied a replacement adjustment of 0.5 percent to total housing stock based on the current 10-year annual average percent of demolitions, applied to length of the projection period. Data is from the San Diego County local government housing survey reports to the Department of Finance. This equated to an additional 0.5 percent increase in the RHNA for the region or 6,255 additional housing units that were distributed amongst the jurisdictions in the San Diego region as a part of the RHNA.

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 (12.3 percent), Professional, Scientific, Management, and Administration (15.6 percent), and Educational, Social, and Health Services (22.7 percent) (**Table 2-30**). The industries with the largest gains in residents in Poway were Agriculture, Forestry, and Mining (364.3 percent), Art, Entertainment, Recreation, Accommodations, and Food (28.8 percent), and Educational, Social, and Health Services (19.5 percent). The industries with the largest losses of Poway residents were Wholesale Trade (-55 percent), Construction (-29.4 percent), and Armed Forces (-26.9 percent).

**Table 2-30
Poway Employment Profile (Labor Force)**

Industry	2010		2018		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, mining	14	0.1%	65	0.3%	51	364.3%
Construction	1,872	7.3%	1,322	5.3%	-550	-29.4%
Manufacturing	3,090	12.1%	2,868	11.5%	-222	-7.2%
Wholesale trade	1,163	4.6%	523	2.1%	-640	-55.0%
Retail trade	2,275	8.9%	2,414	9.7%	139	6.1%
Transportation, warehousing, and utilities	868	3.4%	1,017	4.1%	149	17.2%
Information and communications	469	1.8%	479	1.9%	10	2.1%
Finance, insurance, and real estate	1,841	7.2%	1,458	5.9%	-383	-20.8
Professional, scientific, management, and admin	3,892	15.2%	3,624	14.6%	-268	-6.9%
Educational, social, and health services	4,413	17.3%	5,273	21.2%	860	19.5%
Art, entert., rec., food, and accommodations	1,880	7.4%	2,421	9.7%	541	28.8%
Other services	1,135	4.4%	910	3.7%	-225	-19.8%
Public administration	977	3.8%	884	3.6%	-93	-9.5%
Armed forces	249	1.0%	182	0.7%	-67	-26.9%
Unemployed	1,402	5.5%	1,408	5.7%	6	0.43%
Total	25,540	100.0%	24,848	100.0%	-692	-2.7%

Source: ACS 2006-2010 and 2014-2018.

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 farming, fishing, and forestry are the lowest paid (**Table 2-31**).

**Table 2-31
Average Yearly Salary by Occupation
San Diego Region**

Occupations	Mean Annual Wage
Management	\$131,550
Legal	\$125,772
Computer and Mathematical	\$101,629
Architecture and Engineering	\$98,760
Healthcare Practitioners and Technical	\$97,702
Life, Physical, and Social Science	\$86,073
Business and Financial Operations	\$80,510
Education, Training, and Library	\$66,335
Arts, Design, Entertainment, Sports, Media	\$61,635
Total all occupations	\$59,401
Protective Service	\$58,798
Construction and Extraction	\$58,011
Community and Social Services	\$57,077
Installation, Maintenance, and Repair	\$53,025
Sales and Related	\$43,543
Office and Administrative Support	\$43,266
Production	\$42,499
Healthcare Support	\$38,858
Transportation and Material Moving	\$38,450
Building, Grounds Cleaning, Maintenance	\$33,718
Farming, Fishing, and Forestry	\$32,871
Personal Care and Service	\$31,530
Food Preparation and Serving-Related	\$30,209

Source: California Employment Development Department (1st Quarter 2019).

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 1.42, moderately higher than the San Diego Region as whole, which is at 1.36 as of 2018 (**Table 2-32**).

**Table 2-32
Existing and Projected Jobs/Housing Ratio Compared to Region
2018 and 2035**

	Existing (2018)			Projected (2035)*		
	Jobs	Housing Units	Ratio	Jobs	Housing Units	Ratio
Poway	23,440	16,465	1.42	35,708	17,685	2.02
Region	1,638,224	1,204,884	1.36	1,769,938	1,394,783	1.27

Source: American Community Survey 2014-2018; SANDAG Series 13 Regional Growth Forecast.

According to SANDAG’s Regional Growth Forecast, Poway’s jobs/housing ratio will rise to 2.02 in 2035, while the San Diego Region’s jobs/housing ratio will drop to 1.27. This shows that housing unit production will grow faster than jobs in the next decade for the region, but vice versa for Poway. Nearly all of Poway’s 23,440 jobs in 2018 were civilian, non-military jobs (**Table 2-33**).

**Table 2-33
Poway Total Jobs by Place of Work, 2018**

Job Type	Number
Civilian	23,258
Military	182
Total	23,440

Source: American Community Survey 2014-2018

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 21,000 employees. Larger employers in the City include General Atomics Aeronautical Systems Inc., First American Credco, Geico, Teledyne, Delkin Devices, and SYSCO Food Services. SANDAG’s 2021 Regional Plan identifies where employment centers are in the region and what industries are located there. The Poway Business Park is identified as a Tier 3 employment center with 21,575 employees or 1.4 percent of the region’s jobs.

D. Housing Needs

1. Regional Housing Needs Allocation

The California Department of HCD has determined that the San Diego County regional fair-share of the statewide forecasted growth for the 6th housing element cycle, 2020-2029, is 171,685 units. As described in the Executive Summary, the region’s priorities for growth have changed. San Diego Forward: The 2015 Regional Plan sets a strategy for sustainability that focuses housing and job growth in urban areas where there is existing and planned transportation infrastructure, protecting the environment and helping ensure the success of smart growth land use policies by preserving sensitive habitat and open space, and addressing the housing needs of all economic segments of the population. State law requires SANDAG’s housing unit allocation further multiple objectives. In addition to the existing requirements to promote infill development and improve the regional jobs/housing relationship, new legislation requires the allocation to reduce greenhouse gases (GHGs) and provide a more equitable distribution of housing units that furthers fair housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA. and overcomes patterns of discrimination. Poway was assigned a future housing need of 1,319 units for the 2020-2029 housing element cycle, representing 0.8 percent of the total regional housing need. Of the 1,319 units allocated to the City, Poway must plan for units affordable to all income levels (**Table 2-34**).

**Table 2-34
Regional Housing Needs Assessment (RHNA)
6/30/20-04/15/2029**

	Poway	Percent of Total¹	Region	Percent of Total²
Total housing units	1,319	100%	171,685	100%
<i>Very Low³</i>	468	35.5%	42,332	24.7%
<i>Low</i>	268	20.3%	26,627	15.5%
<i>Moderate</i>	241	18.3%	29,734	17.3%
<i>Above Moderate</i>	342	25.9%	72,992	42.5%

¹SANDAG Final RHNA for the City of Poway

²HCD RHNA Determination for the San Diego region

³50% to be Extremely Low Income

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

- Extremely Low Income (generally less than or equal to 30% of the AMI);
- Very Low Income (generally greater than 30% and less than or equal to 50% of the AMI);
- Low Income (generally greater than 50% and less than or equal to 80% of the AMI);
- Moderate Income (generally greater than 80% and less than 120% of the AMI); and
- Above-Moderate Income (generally 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 persons experiencing homelessness (**Table 2-35**). 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 2-35
Special Needs Groups Compared to Region**

Special Needs Group	Poway		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	1,021	6.5%	98,272	8.8%
Single-Parent Households	1,143	7.3%	92,411	8.2%
Large Households	2,238	14.2%	132,588	11.8%
Persons with Disabilities	5,022	10.2%	314,897	9.8%
Agricultural Workers*	65	0.3%	13,471	0.9%
College/Graduate Students	3,751	27.2%	296,600	34.0%
Persons Experiencing Homelessness	23	<1%	8,427	<1%

Source: ACS 2014-2018; and San Diego Regional Task Force on the Homeless, 2022.
*Based on ACS estimate for number employed in agriculture, forestry, fishing, hunting, and mining occupations.

Households including Seniors

Households including seniors 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;
- (2) Health Care: Because the elderly have a higher rate of illness, health care is important;
- (3) Transportation: Many seniors use public transit; and
- (4) Housing: Many live alone and rent.

Specific housing needs of the senior population include housing design that meets accessibility needs, smaller units, affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. The limited income of many senior persons often makes it difficult for them to find affordable housing. **Table 2-36** shows that 8,109 persons were age 65 and over in Poway in 2019. This accounted for about 16

percent of residents, which is higher compared to the other jurisdictions shown and the regional average.

**Table 2-36
Senior Population
Poway and Surrounding Jurisdiction, 2019**

Jurisdiction	Total Population	Age 65+¹	Percent Age 65+
Escondido	151,300	17,975	11.9%
Poway	49,701	8,109	16.3%
San Diego	1,409,573	176,057	12.5%
San Marcos	95,355	12,202	12.8%
Santee	57,797	7,815	13.5%
Vista	100,686	9,688	9.6%
San Diego Region	3,316,073	446,771	13.5%

Source: American Community Survey 2019.

¹Civilian Noninstitutionalized Population.

In 2019, about 32 percent of the City’s households included someone 65 years or older. Of these households, 19 percent were single-person households with someone 65 years or older. Many seniors experience various disabilities and self-care limitations. Approximately 34 percent of Poway’s senior population identified one or more disabilities in 2019 according to the ACS. According to the California Department of Social Services, in March 2021, Poway was home to 18 State licensed assisted living facility for seniors. Licensed community care facilities serving six or fewer persons are permitted by right in all residential zones. Facilities serving more than six persons are conditionally permitted.

Three of Poway’s apartment complexes (Brookview Village, Los Arcos Senior Apartments, and Apollo Apartments) provide affordable housing for seniors (230 total units).

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 7.3 percent of Poway’s family households were headed by single parents in 2018, the large majority of which were headed by females (61.8 percent) (**Table 2-37**). However, single fathers increased by 2.8 percent from 2010 to 2018, while single mothers decreased by 27.1 percent.

Table 2-37
Poway Households by Type and Presence of Children Under 18
2010-2018

Households	2010	2018	Change 2000-2010	
	Number	Number	Numeric Change	Percent Change
Family households	12,940	12,890	-50	-0.4%
Married couple family	10,523	10,548	25	0.2%
Married couple family, with children	5,051	4,589	-462	-9.1%
Other family, with children	1,393	1,143	-250	-18.0%
Male householder, no wife	742	776	34	4.6%
with children	425	437	12	2.8%
without children	317	339	22	6.9%
Female householder, no husband	1,675	1,566	-109	-6.5%
with children	968	706	-262	-27.1%
without children	707	860	153	21.6%
Nonfamily households	3,188	2,876	-312	-9.8%
Householder living alone	2,469	2,123	-346	-14%
Other nonfamily households	719	753	34	4.7%
Total households	16,128	15,766	-362	-2.2%

Source: US Census 2010 and American Community Survey 2014-2018.

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 two persons, with 27.3 percent. Similarly, approximately eight percent of renter households had sizes of just two persons, making it the largest category of all renter households (**Table 2-38**). With owner and renter numbers combined, a two-person household was also the most common with 35.3 percent.

**Table 2-38
Poway Household Size by Tenure
2014-2018**

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	1,381	8.8%	742	4.7%	2,123	13.5%
2-person	4,307	27.3%	1,266	8.0%	5,573	35.3%
3-person	2,205	14.0%	828	5.3%	3,033	19.2%
4-person	2,263	14.4%	536	3.4%	2,799	17.8%
5-person	990	6.3%	559	3.5%	1,549	9.8%
6-person	318	2.0%	75	0.5%	393	2.5%
7+ person	179	1.1%	117	0.7%	296	1.9%
Total	11,643	73.8%	4,123	26.1%	15,766	100.0%

Source: American Community Survey 2014-2018.

Large households (with five or more members) make up 14.2 percent of households within the City of Poway (**Table 2-39**).

**Table 2-39
Poway Number of Large Households
2014-2018**

Household Size	Number	Percent
4+ person	5,037	31.9%
5+ person	2,238	14.2%

Source: American Community Survey 2014-2018.

Because over 51 percent of the City’s housing stock has three or more bedrooms, and because only 14.2 percent of Poway households are large households, Poway’s housing stock is adequate to meet the needs of larger households (**Table 2-40**). However, lower income large renter-households may have greater difficulty securing adequately sized units than other large renter-households. To accommodate the housing needs of distressed lower-income large households, the City allows for 1,500 square-foot ADU’s with no limit on bedrooms, 300 square-feet more than State requirements and larger than other jurisdictions allow in the region.

Table 2-40
Poway Median Household Income by Household Size
2014-2018*

Household Size	Number
1 person	\$42,321
2 person	\$103,442
3 person	\$120,781
4 person	\$145,245
5 person	\$110,906
6 person	\$114,568
7+ person	\$104,583
<i>Median Household Income</i>	<i>\$105,732</i>

Source: American Community Survey 2014-2018.

* In 2018 inflation-adjusted dollars

Owner occupied households make up 73.8 percent of the household stock, and renter occupied households the other 26.2 percent. The most common household size by owners is four bedrooms, making up 32.6 percent of the household stock. Renter occupied households are typically smaller, with two bedrooms making up the largest share with 10 percent of the household stock (**Table 2-41**).

Table 2-41
Poway Household Stock by Number of Bedrooms
2014-2018

Households	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	39	0.2%	120	0.8%	159	1.0%
1-bedroom	34	0.2%	733	4.6%	767	4.9%
2-bedroom	838	5.3%	1,583	10.0%	2,421	15.4%
3-bedroom	4,200	26.6%	1,233	7.8%	5,433	34.5%
4-bedroom	5,133	32.6%	406	2.6%	5,539	35.1%
5+ bedroom	1,399	8.9%	48	0.3%	1,447	9.2%
Total	11,643	73.8%	4,123	26.2%	15,766	100.0%

Source: American Community Survey 2014-2018.

Persons with 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.

Updated data on disabilities is available from the 2014-2018 ACS for Poway. The ACS currently defines six types of disabilities: hearing difficulty, vision difficulty, cognitive difficulty, self-care

difficulty, ambulatory difficulty, and independent living difficulty. Respondents who report any one of the six disability types are considered to have a disability. A more detailed description of each disability sourced from the Census website is provided below:

- *Hearing difficulty:* Deaf or having serious difficulty hearing (DEAR).
- *Vision difficulty:* Blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- *Cognitive difficulty:* Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- *Self-care difficulty:* Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- *Ambulatory difficulty:* Having difficulty bathing or dressing (DDRS).
- *Independent living difficulty:* Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping (DOUT).

Approximately 10.2 percent of Poway residents had a disability according to the 2014-2018 ACS. The ACS 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, 12.9 percent were hearing disabilities, 8.4 percent were vision disabilities, 18.5 percent were cognitive disabilities, 11.9 percent were self-care disabilities, 28.5 percent were ambulatory disabilities, and 19.7 percent were independent living disabilities (**Table 2-42**).

**Table 2-42
Poway Disability Status
2014-2018**

Disability by Age and Type	Disabilities Tallied				
	Under 18 years	18 to 64 years	65 years and over	Total	Total (%)
Hearing difficulty	33	403	846	1,282	12.9%
Vision difficulty	23	357	452	832	8.4%
Cognitive difficulty	366	747	725	1,838	18.5%
Self-care difficulty	78	280	823	1,181	11.9%
Ambulatory difficulty	19	950	1,864	2,833	28.5%
Independent living difficulty*	--	656	1,304	1,960	19.7%
Overall	519	3,393	6,014	9,926	100.0%

Source: American Community Survey 2014-2018.

*Tallied only for persons 18 years and over.

Of the 49,251 people in Poway where disability status can be determined, 10.2 percent have a disability, and 90.9 percent of those are 19 and older (**Table 2-43**).

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. The City contacted the San

Diego Regional Center (SDRC) and requested current available information. The SDRC reported that in 2020, a total of 446 disabled residents living in Poway were serviced.

**Table 2-43
Poway Disability Status by Age
2014-2018**

	Number	Percent of Total
Total population*	49,251	--
<i>No disability</i>	44,229	90.0%
<i>With a disability (all ages 5+)</i>	5,022	10.2%
<i>With a disability (ages 18+)</i>	4,566	9.3%

Persons w/ Disabilities in Zip Code Area 92064	Number	Percent of Total
Total Population	49,251	--
<i>With a disability (00-17 yrs)</i>	243	.0049%
<i>With a disability (18+ yrs)</i>	241	.0048%

Source: American Community Survey 2014-2018.

Notes: * Population for whom disability status is identified.

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 18;
- 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. According to the State’s Department of Developmental Services, as of December 2020, approximately 446 of Poway residents with developmental disabilities were being assisted as the San Diego Regional Center. Most of these individuals (84 percent) were residing in a private home with their parent or guardian and 50 percent of these persons with developmental disabilities were under the age of 18.

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 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice prepared by the San Diego Fair Housing Resources Board concluded: "Discrimination against persons with disabilities continues to be the largest category of complaints HUD receives each year..."

Services are typically provided by both public and private agencies. State and federal legislation mandates that a specified proportion of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

Per Poway Municipal Code 17.04.335 "family" means one or more persons living together as a single housekeeping unit within a dwelling unit. "Family" also means persons living together in a licensed "residential facility" as that term is defined in California Health and Safety Code Section 1502(a)(1), which services six or fewer persons, including the licensee, the member of the licensee's family, or persons employed as facility staff. This definition is inclusive of persons with disabilities.

The City does not restrict occupancy of unrelated individuals in group homes. The City allows group homes of six or fewer persons including persons with disabilities. Villa de Vida Poway is a development in the City that is designed to serve adults with developmental disabilities or persons with disabilities that would benefit from the services offered at the development. This project includes 50 one-bedroom units and 3 two-bedroom lower-income affordable units. Additionally, Special Friends Group Home, a licensed adult residential home plays a critical role in the City in providing an environment for adults with intellectual disabilities. These housing developments play a vital role in providing a safe living environment where needs are met for persons with disabilities.

Currently, the City permits residential care facilities licensed by the State for seven to fifteen residents as a conditional use in zones RS-2, RC, and RA. Subjecting these group, community, or residential care homes for seven or more persons to a conditional use permit in a single-family

zone acts as a barrier to housing choice for persons with disability, but is important to analyze potential environmental impacts resulting from the project.

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 2014-2018 ACS, only 65 residents of Poway were employed in agriculture, forestry, fishing, hunting, and mining 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 amended the Zoning Ordinance in 2017 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.

According to the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choices, just over 8,300 residents in San Diego County were employed in farming, fishing, or forestry occupations. Estimates provided by other governmental agencies indicate 8,700 residents (Total Farm Employment, California Employment Development Department, 2019). The Cities of Escondido, Vista, and San Diego had the greatest proportions of farm worker population (17.8 percent for Escondido and San Diego and 13.5 percent in Vista). The City of Poway compared to surrounding jurisdictions has one of the lowest farm worker populations in the County (0.0 percent). The geographic distribution of farm workers in San Diego County generally corresponds with agricultural production which is concentrated in unincorporated north inland areas of the County around Interstate 15, north of the cities of Vista, San Marcos, and Escondido, and west of the Cleveland National Forest areas.

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),

Approximately 7.5 percent of Poway residents were enrolled in college in 2018, which is slightly lower than the proportion of college students countywide (8.9 percent). San Diego State University and the University of California San Diego are the largest universities in the San Diego region, with both having approximately 33,000-35,000 students. San Diego State University provides housing for an estimated 3,500 of enrolled students, whereas the University of California, San Diego provides housing for an estimated 14,569 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.

Persons Experiencing Homelessness

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 jurisdictions in addressing the needs of persons experiencing homelessness.

Section 65583(a)(7) of the Government Code mandates that municipalities address the special needs of persons experiencing homelessness 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 population of persons experiencing homelessness 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 persons experiencing homelessness. RTFH is a public/private effort to build a base of understanding about the multiple causes and conditions of those experiencing homelessness.

Based on information provided by individual jurisdictions, the majority of the persons experiencing homelessness in the region is estimated to be in the urban areas, but a sizeable number of persons experiencing homelessness make their temporary residence in rural areas (**Table 2-44**). RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and persons experiencing homelessness on the street. The 2022 RTFH Count provided a statistically adjusted population of 23 persons experiencing homelessness in Poway making up 0.27 percent of the total for the San Diego County. The 2022 San Diego Regional Task Force on Homeless point-in-time count identified 8,427 persons experiencing homelessness living in San Diego County. Of the persons experiencing homelessness counted, nearly half (4,106 or 48.7 percent) were unsheltered – living in a place not meant for human habitation, while 4285 (50.8 percent) were in an emergency shelter or a transitional housing program. When examining the different jurisdictions within San Diego County, the City of San Diego had the largest proportion of the persons experiencing homeless (56.9 percent), followed by El Cajon with 15.5 percent of the region's total. In 2022, the City of Poway recorded 23 persons unsheltered, a total of 0.27 percent of persons experiencing homelessness in the County.

Formerly persons experiencing homeless often have a very difficult time finding housing once they have moved from transitional housing or other assistance programs. Housing affordability for those who were formerly homeless is challenging from an economics standpoint, but this demographic group may also encounter fair housing issues when property owners/managers refuse to rent to formerly homeless persons. The perception may influence this decision. Persons experiencing homelessness may also experience discrimination in homeless shelters. This can occur in the form of discrimination based on protected classes, rules or policies with a disparate impact on a protected class or a lack of reasonable accommodations.

A variety of public and nonprofit agencies in San Diego County offer services to assist individuals and families in obtaining and maintaining adequate housing, including those who are currently homeless as defined by HUD and those who were formerly homeless persons. These agencies administer programs that include rental assistance, housing rehabilitation, shared housing, public housing, and home purchasing assistance. The City of Poway additionally offers facilities and services to assist persons experiencing homelessness as further described herein.

Related to transportation, within the last 10 years, homeless encampments have generally been located along Poway Road and Pomerado Road close to bus stops and within a quarter mile to essential services including health services, public park facilities, the Mickey Cafagna Community Center, the Poway Library, public schools, grocery stores, and retailers.

Approximately 1.29 percent of Poway residents use public transit, so capacity for additional transit use exists. Additionally, Poway's bikeways, trails and sidewalks (multi-modal facilities) allow for persons experiencing homelessness to travel around Poway's transit rich areas with essential services with ease.

**Table 2-44
Persons Experiencing Homelessness - Population by Jurisdiction
2022**

CITY	SHELTERED				UNSHELTERED		
	ES	TH	SH	SUBTOTAL	INDIV	TOTAL	% OF TOTAL ¹
ESCONDIDO	150	14	8	172	182	354	4.2%
POWAY	0	0	0	0	23	23	0.27%
SAN MARCOS	0	0	0	0	12	12	0.14%
SANTEE	90	9	0	99	48	147	1.7%
SAN DIEGO CITY	1,711	568	28	2,307	2,494	4,801	56.97%
TOTAL	1,951	591	36	2,578	2,759	5,337	63%

SOURCE: San Diego Regional Task Force on the Homeless, 2022

ES – Emergency Shelter, SH – Safe Haven, TH – Transitional Housing, Indiv – Individual

¹Percentage of Total of the San Diego County Region (8,427 persons)

Extremely Low-Income

Extremely low income households earn 30 percent or less of the County AMI – up to \$24,300 for a one-person household and up to \$37,450 for a five-person household in 2020. An extremely low-income household can generally afford homes offered at prices affordable to households earning between \$60,846 and \$68,801, adjusting for household size. After deductions for utilities, a one-person extremely-low income household could afford to pay up to \$444 in rent per month and a five-person low income household could afford to pay as much as \$589. Extremely low income households cannot afford market-rate rental or ownership housing in Poway without assuming a cost burden.

3. Disproportionate Needs

The US Census Bureau developed the CHAS for HUD to provide detailed information on housing needs by income level for different types of households. These data are based on the 2012-2016 CHAS and are displayed in **Table 2-45, 2-46, and 2-47**. 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, 35.3 percent of all households experienced some type of defined housing problem;
- Elderly renters had the highest level of housing problems regardless of income level (24 percent)
- Roughly 81.5 percent of extremely low-income households and 77.1 percent of very low-income households experienced housing problems, the CHAS estimates that all those households paid more than 50 percent of their income on housing costs;
- Housing problems affected roughly a greater proportion of renter-households than owner-households, about 49.3 percent of all renters and 30.2 percent of all owners ; and
- The percentage of both owners and renters experiencing housing problems decreases with every increase in income level, about half (43.3 percent) of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden;
- Of the 535 extremely low-income households reported in the 2013-2017 CHAS, approximately 84.3 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

**Table 2-45
Poway Number of Households with Defined Housing Problems by Tenure and Income
2012-2016**

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)	535	84.3%	3.4%	590	79.2%	3.7%	1,125	81.5%	7.1%
Very Low (31-50% AMI)	475	69.9%	3.0%	605	84.0%	3.8%	1,080	77.1%	6.8%
Low (51-80% AMI)	690	60.0%	4.3%	520	58.4%	3.3%	1,210	59.2%	7.6%
Moderate (81-100% AMI)	465	48.7%	2.9%	200	40.4%	1.3%	665	45.9%	4.2%
Above Moderate (100+% AMI)	1,350	16.4%	8.5%	140	10.6%	0.9%	1,490	15.6%	9.4%
Total	3,515	30.2%	22.2%	2,055	49.3%	13.0%	5,570	35.3%	35.2%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012-16.

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 one 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).

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 four-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).

**Table 2-46
Any Housing Problems by Tenure and Race**

With Housing Problem	White	Black	Asian	Am Ind	Pac Islander	Hispanic	Other
Poway							
Owner-Occupied	10%	0.085%	2.4%	0%	0%	1.9%	0.34%
Renter-Occupied	19%	1.6%	3%	0.2%	0%	12.1%	.99%
All Households	4.8%	0.41%	0.8%	0.064%	0%	3.14%	0.2%
San Diego County							
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43%	35.6%
Renter-Occupied	50.9%	62.3%	51.5%	52%	60.9%	67.1%	55.2%
All Households	38.9%	55.4%	41%	38%	51.6%	57.7%	46.9%

Source: Comprehensive Housing Affordability Strategy 2006-2017

**Table 2-47
Cost Burden for Elderly and Large Households by Tenure**

With Housing Problem	Elderly (Renter)	Large HH (Renter)	Elderly (Owner)	Large HH (Owner)
Poway	25%	10.6%	29%	1.1%
San Diego County	59.8%	56%	33.5%	31.3%

Source: Comprehensive Housing Affordability Strategy 2006-2017

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 often requires 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, Section 8 vouchers are accepted amongst many housing developments within Poway. As of March 2021, Poway had 13 assisted housing developments that provided 840 affordable housing units, two of which are under construction (**Table 2-48**).

Table 2-48
Inventory of Assisted Housing

Project Name	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Poway Villas Apartments	59	Tax Credit, Bonds	2067	0
Hillside Village	71	Tax Credit (2001)	2097	0
Haley Ranch Estates	65	Redevelopment Housing Set Aside	Rents to remain in perpetuity	0
Park View Terrace Apartments	92	Tax Credit (1997)	2092	0
Brookview Senior Apartments	102	Tax Credit (1999)	2095	0
Los Arcos	83	Multi-family Revenue Bond	2032	0
Solara	56	Tax Credit (2006)	2105	0
The Meadows (ownership)	33	Low Mod (2009)	2050	0
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
Villa De Vida (under construction)	54	Home Fund, PHA, Vouchers, Tax Credits, Donations	2076	0
Apollo Senior Apartment (under construction)	44	Tax-Exempt Bonds, Tax Credits	2076	0
Total Assisted Units	840			0

Source: City of Poway, 2021.

Note: Poway Housing Authority (PHA)

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, 2021 through December 31, 2030. 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 2021-2030 “at-risk” housing analysis period, no properties are considered at risk of converting to market-rate housing.

F. Affirmatively Furthering Fair Housing (AFFH)

According to AB 686, all housing elements passed after January 1, 2021 are required to affirmatively further fair housing by including a fair housing assessment that analyzes and addresses hindrances to fair housing choice. The bill defines affirmatively furthering fair housing as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Protected characteristics include race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic information.

SANDAG’s Social Equity Analysis for the 2021 Regional Plan notes that it takes both land use and transportation planning to fix historic inequities created by all levels of government and to prioritize the ability to access basic needs and economic opportunities for those with the lowest access. Initial performance results show a three-fold increase in social equity focused populations (people with low-income, people of color, and seniors) living within one-half mile of a commuter rail, light rail, or Rapid transit stop. While currently just 16 percent of low-income residents can access Tier 1 employment centers in 30 minutes via transit, that number doubles by 2050 with implementation of the Regional Plan.

As a member city of the San Diego Regional Alliance of Fair Housing (SDRAFH), the City of Poway is committed to ensuring fair access to housing choice within the jurisdiction. SDRAFH’s Draft San Diego Regional Analysis of Impediments (AI) to Fair Housing Choice for the years 2020-2025 provides the basis for the City of Poway’s own analysis of fair housing. By using the AI, among other data sources, the Housing Element identifies potential constraints to fair housing choice within the Poway.

As part of the development of the FY 2020-25 AI, six community workshops were held in communities throughout the County in October and November 2019 to gather input regarding fair housing issues in the region. Key issues identified by participants, service providers, housing professionals and various staff include:

- Experience with housing discrimination by protected classes,
- Issues and barriers to reporting housing discrimination incidents,

- Barriers to access of housing in communities,
- Protected classes that need improved services,
- Misconceptions and misunderstandings about fair housing, and
- Importance of finding new ways to build community awareness about fair housing.

Additionally, residents throughout San Diego County were surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,100 total individual responses.

1. Impediments to Fair Housing

The AI identifies multiple potential impediments to fair housing choice within the City of Poway. This includes linguistic isolation, which occurs when a significant language barrier impedes the process of obtaining housing, particularly with regards to communicating with landlords, property owners, real estate agents, and more. According to the AI, 42.6 percent of Poway residents who speak a language other than English at home speak English less than “very well”. Although this vulnerable population comprises 11.1 percent of the total population, potential hindrances to fair housing choice still arise.

Another impediment to fair housing choice within the City included hate crimes, which are acts of violence motivated by prejudice on the basis of race, religion, sexual orientation, or other grounds. According to the AI, the City of Poway experienced three hate crimes from 2013 to 2018. Two crimes were because of religious discrimination, and one was because of sexual orientation. These crimes made up 0.6 percent of the total hate crimes within the San Diego region. In 2019, a hate crime shooting in Poway made national news that was related to religious discrimination.

A region’s housing stock generally includes three categories: single-family dwellings, multi-family dwellings, and other types of units such as mobile homes. According to AI, approximately 60 percent of housing units in the San Diego County region are single-family dwellings, with Poway having a much larger proportion of this housing type in comparison to other jurisdictions like El Cajon and Imperial Beach. In 2019, 79.1 percent of the housing stock in Poway were single-family dwellings with 75.1 percent detached and 4.1 percent attached. There were also 16 percent multi-family dwellings in Poway with 2.4 percent being 2 to 4 units and 13.6 percent having more than five units within the residence.

On **Table 2-49**, the AI discovered that when looking at the lending outcomes by race/ethnicity and income in San Diego County, White applicants at all income levels generally had the highest approval rates. Similarly, high approval rates were recorded for Asian applicants, although there was some variation by jurisdiction. Approval rates for Black and Hispanic applicants, however, were well below the approval rates for White and Asian applicants in the same income group in 2012. These gaps had narrowed somewhat in 2017, but were still present. Specifically, Black applicants consistently had the lowest approval rates compared to other racial/ethnic groups in the same income groups.

However, it is essential to note that the AI’s analysis provides a more in-depth look at lending patterns but does not explain any of the discrepancies observed. It notes how many factors can

contribute to the availability of financing, including credit history, the availability and amount of a down payment, and knowledge of the homebuying process. Home Mortgage Disclosure Act (HMDA) data does not provide insight to these other factors.

**Table 2-49
Lending Patterns by Race/Ethnicity and Income
2012 to 2017**

San Diego County	Approved		Denied		Withdrawn / Incomplete	
	2012	2017	2012	2017	2012	2017
WHITE						
Low (0-49% AMI)	55.7%	41.6%	27.3%	30.4%	17%	27.9%
Moderate (50-79% AMI)	65.2%	54%	17.3%	19.9%	17.5%	26%
Middle (80-119% AMI)	69.8%	64%	13.3%	13.1%	16.8%	22.9%
Upper (≥120% AMI)	70.9%	66.9%	11.8%	11.2%	17.4%	21.9%
Unknown / NA	75.3%	55.7%	9.6%	13.1%	15.1%	31.2%
BLACK						
Low (0-49% AMI)	45.5%	31.7%	38.8%	49.2%	15.8%	19.1%
Moderate (50-79% AMI)	54.9%	45.2%	24.7%	27.6%	20.5%	27.2%
Middle (80-119% AMI)	61.6%	57.5%	19.3%	17.9%	19.1%	24.6%
Upper (≥120% AMI)	60.6%	59.5%	19.9%	18.1%	19.5%	22.5%
Unknown / NA	74.3%	58.8%	9%	9.3%	16.7%	31.9%
HISPANIC						
Low (0-49% AMI)	49.2%	30.7%	31.5%	38.1%	19.3%	31.2%
Moderate (50-79% AMI)	57.5%	47.4%	21.7%	23.8%	20.8%	28.8%
Middle (80-119% AMI)	62%	58.8%	18.4%	15.4%	19.6%	25.8%
Upper (≥120% AMI)	63.1%	61.7%	16.2%	13.5%	20.7%	24.8%
Unknown / NA	68.9%	50%	12.7%	14.2%	18.4%	25.8%
ASIAN						
Low (0-49% AMI)	47.4%	31.5%	34.6%	38.5%	17.9%	30%
Moderate (50-79% AMI)	58.7%	51.7%	22.3%	22.7%	19%	25.6%
Middle (80-119% AMI)	66.5%	58.8%	15.3%	16.5%	18.2%	24.7%
Upper (≥120% AMI)	70%	63.7%	12.4%	12%	17.6%	24.3%
Unknown / NA	72.2%	48.8%	10%	12.3%	17.8%	38.9%

Source: DRAFT 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice.

2. Fair Housing Enforcement and Outreach Capacity

Currently, the Legal Aid Society of San Diego (LASSD) contracts with the City of San Diego to provide fair housing services to most of the San Diego region, including the City of Poway. This includes fair housing outreach, education, and services for the rights of community groups and tenants to increase awareness of their rights and the workings of the judicial system.

The purpose of fair housing testing is to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. According to the AI, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. Between 2014 and 2018, on the basis for discrimination of fair housing, the City of Poway received a total of five complaints and four cases. Two complaints were filed on the basis of disability discrimination, two were filed for religious discrimination, and one was for gender discrimination. When resolving the five cases, three resulted in a “No Cause Determination,” and one case was withdrawn by the complaint after resolution. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. Compared to the region, approximately one percent (five cases) were filed by Poway residents. In San Diego County and the City of Poway, disability-related discrimination was the most reported—comprising 53 percent of all cases in the County and 40 percent of Poway cases. In the City of Poway, religious discrimination was also one of the most reported cases, accounting for 40 percent of the City’s cases.

Locally, for FY 2020-2021, the City of Poway allocated Community Development Block Grant (CDBG) funds to perform the following referral services:

- Referral Services (211 San Diego); and
- Referral services and home share matching services for the elderly (Home Share and Community Connections).

In addition, the City refers complaints related to fair housing to San Diego Department of HCD.

The 2020 Regional Analysis of Fair Housing Choice (2020 Regional AI) found that enforcement services were inadequate in the region. The 2020 Regional AI cited that between 2014 and 2020, no sites in Poway were tested for discrimination on the basis of race, familial status, disability, and gender. The Legal Aid Society and CSA San Diego provided the results of Fair Housing Testing between FY 2015 and FY 2018 in the cities of Chula Vista, Carlsbad, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, National City, Oceanside, San Diego, Santee, and Vista, and in the County of San Diego. All testing was done in the rental market. The 2020 Regional AI also found that outreach services were also inadequate in the region as residents may find it hard to navigate the service system and identify the appropriate agency to contact.

3. Integration and Segregation Patterns and Trends

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. To assist in this analysis of integration and segregation, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table 2-50** shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for each are as follows:

- Poverty: Tracts with at least 30 percent of population under federal poverty line.
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

According to the California Fair Housing Task Force’s 2021 opportunity maps, there are no census tracts or areas of high racial segregation and poverty in Poway. Regionally, areas with high segregation and poverty are located in the Southern County, specifically in Chula Vista, National City, and the City of San Diego.

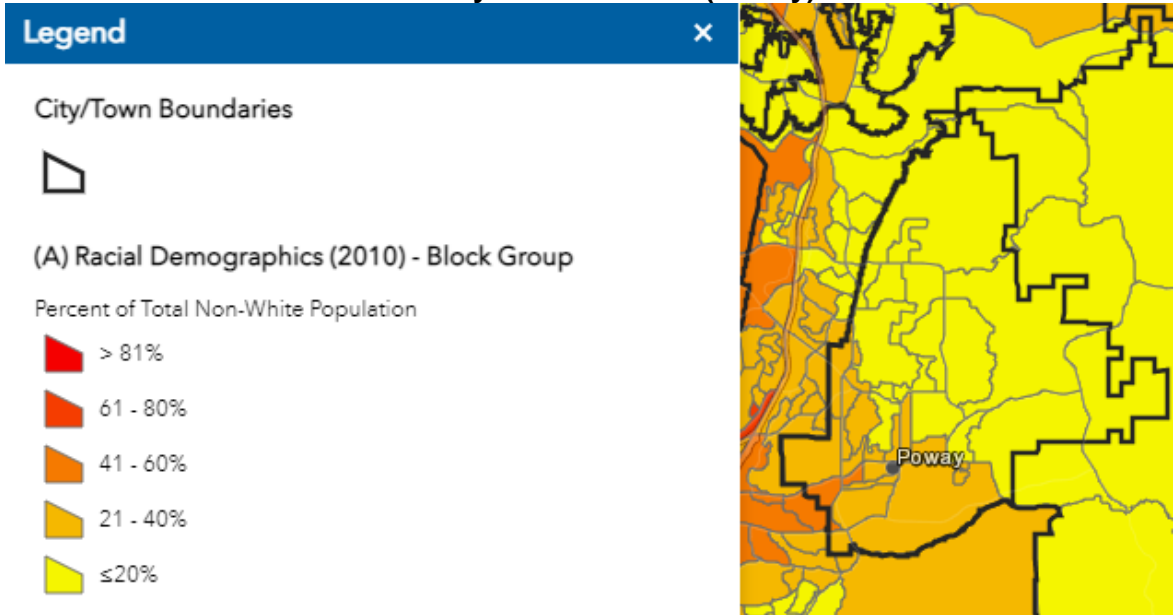
**Table 2-50
Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnvironScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

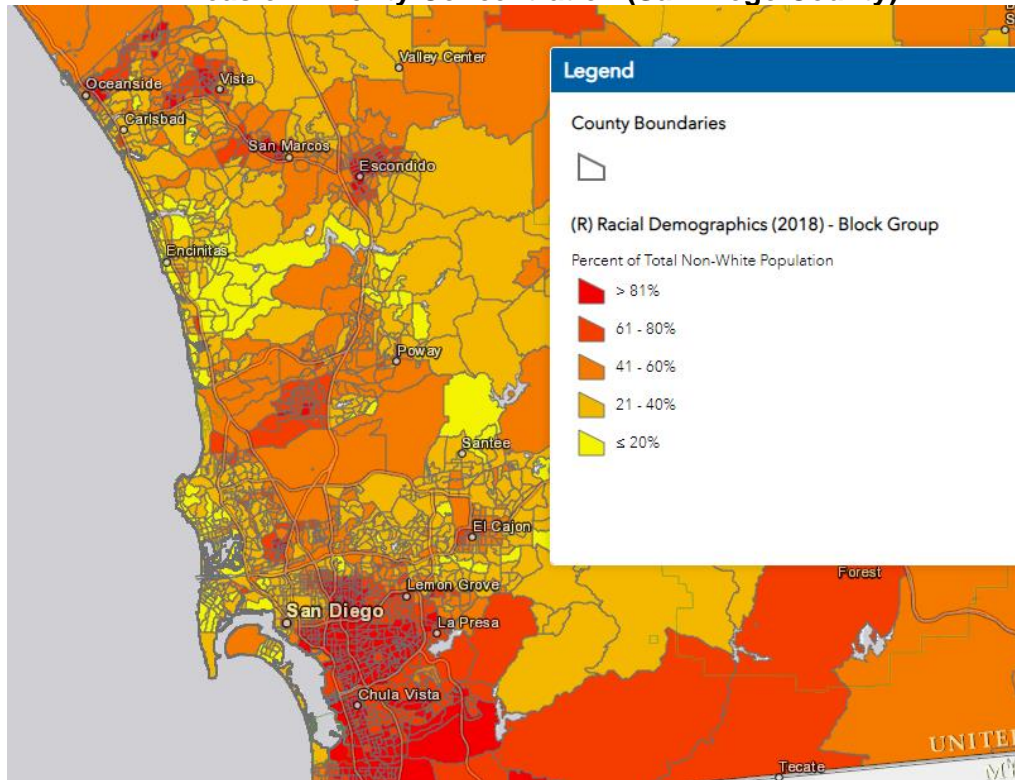
While the 2021 HCD/TCAC map combined both poverty and patterns of minority concentrations where census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated were filtered into the “High Segregation & Poverty” category, the 2020 Regional Analysis of Impediments to Fair Housing Choice (2020 Regional AI) defined minority concentrations as a census block group with a proportion of minority households that is greater than the overall San Diego County minority average of 54.2 percent. **Figure 2-2** shows that the highest concentration of minorities in Poway is found in the southern parts of the City. As shown in **Figure 2-23** (racial analysis by neighborhood Census block group), concentrated areas of non-white populations on the southwest corner of the City consist of higher Asian populations and single-family residences. The other two concentrated areas of non-white populations are the areas east of Pomerado Road and south and north of Poway Road and the areas north of Poway Road between Community Road and Midland Road and east of Midland Road. These areas consist of higher Asian, Hispanic and Other Race populations and housing types include a mix of apartments and single-family residences. Areas with higher white populations include mostly single-family residences on larger lots which will decrease with the inclusion of accessory dwelling units. Census block groups in East County (which includes Poway) do not also exceed the County minority concentration average of 54.2 percent, compared to 36.9 percent respectively. An important note on the mapping of racial/ethnic concentrations is that concentration is defined by the proportion of a racial/ethnic group in the total population of a census block group. If a census block group has a low population, the proportion of a racial/ethnic group may appear high. This is not the case for the City’s Census block groups as the block groups that were classified as having a minority concentration had the highest population in the City. In fact, four of the five block groups that were not classified as minority concentration areas had a population smaller than 1,000. This is significant compared to the County of San Diego region where the demographic profile is quite diverse. The 2020 Regional AI found that the County of San Diego region became a minority-majority area between 2000 and 2010, when the percent minority population increased from 45.1 to 51.5 percent. The proportion of minority population continued to increase between 2010 and 2017 to 53.8 percent. The trend with White residents gradually decreasing and minority populations gradually increasing continues in both the region and locally within the City of Poway. White residents (46 percent) represent the largest racial/ethnic group in the County of San Diego region and second is Hispanic (33 percent). Asian Pacific Islanders, Blacks, and other groups are notably lower in comparison, following with 12 percent, 4.7 percent, and 3.9 percent respectively. Minority populations are increasingly concentrated in the southern areas of the County of San Diego and continuing south and near the U.S./Mexican border.

Figure 2-2
Areas of Minority Concentration (Poway)



Source: AB-686/AFFH Data Viewer

Areas of Minority Concentration (San Diego County)



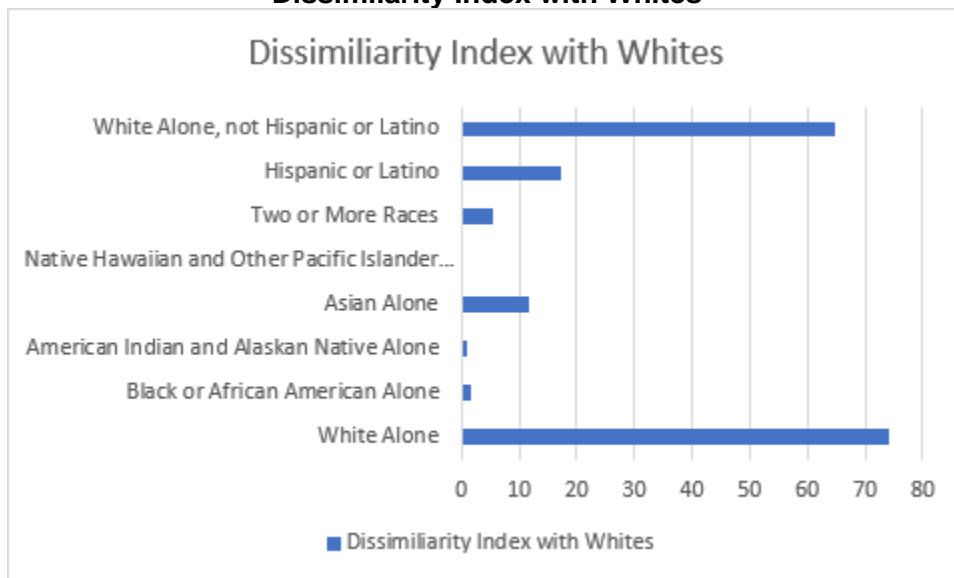
Source: AB-686/AFFH Data Viewer

The Dissimilarity Indices are the most commonly used measure of segregation between two race/ethnic groups, reflecting their relative distributions across neighborhoods (as defined as Census Tracts). The index represents the percentage of the race/ethnic group divided by one plus the same percentage to equal the percentage that would have to move to new neighborhoods to achieve perfect integration within the subject area, up to 100 percent. An index number above 60 is considered to show high similarity, many people of the same group within an area, and a more segregated community. An index number of 40 to 50 is considered moderate segregation, and values of 30 or below are considered low levels of segregation.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 2-3 shows the dissimilarity between each of the identified race and ethnic groups. The White (not Hispanic or Latino) population within Poway shows an index score of 64.6 percent, according to the 2019 U.S. Census population estimates. The score indicates that a significant portion of this group would need to move out of the area in order to achieve perfect integration within Poway as it relates to this race/ethnic group. Low levels of segregation within Poway are found amongst the Hispanic or Latino (17.4 percent) group and the Asian alone (11.6 percent) group.

**Figure 2-3
Dissimilarity Index with Whites**

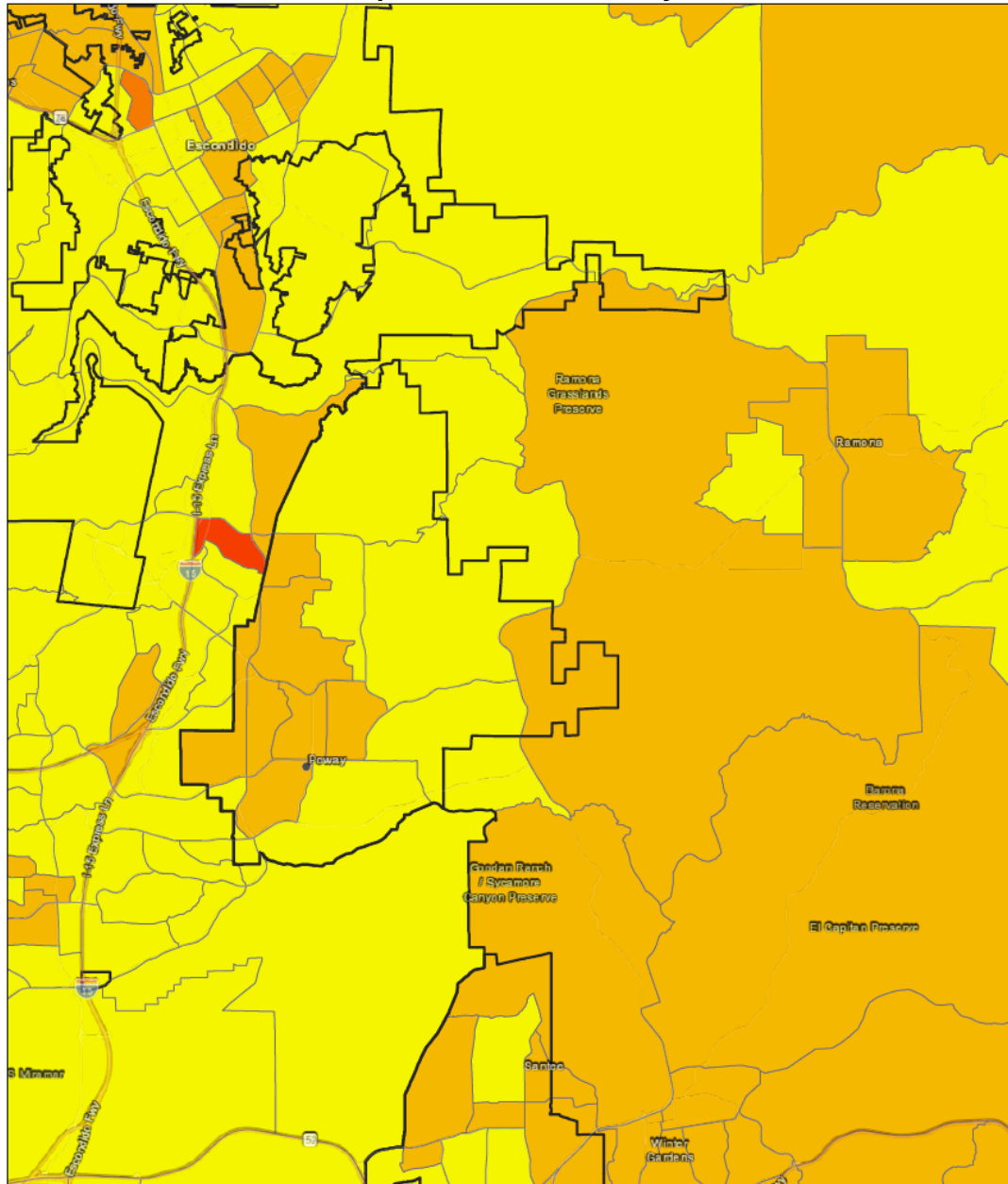


Source: 2019 U.S. Census population estimates.

Persons with Disabilities

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. **Figure 2-4** shows approximately 10.2 percent of Poway residents live with a disability. Within, Poway, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from either 10 to 20 percent or below 10 percent. This is a greater percentage compared to the San Diego Region, where approximately 9.8 percent of the persons live with a disability. This is a slightly greater percentage compared to surrounding jurisdictions. The highest proportion of residents with disabilities are the cities of El Cajon (13.3 percent), La Mesa (12.6 percent), and Lemon Grove (11.9 percent) which are also jurisdictions in East County San Diego. The City of San Diego and National City have some tracts where the population of residents with disabilities exceeds 20 percent. Results are significantly lower in neighboring cities to Poway, Santee (7 percent) and Solano Beach (2 percent). Related to persons with developmental disabilities, the State Department of Developmental Services shows that in Poway there are more than 484 persons with developmental disabilities. Of which, 400 live with a parent, family, or guardian, 41 live in an independent or supported living facility, 35 live in a community care facility, and less than 11 live in a foster/family home. Related to age of persons in Poway with developmental disabilities, 243 are under the age of 18 and 241 are 18 years of age or older. Villa de Vida, a recently constructed affordable multi-family housing development that will house residents living with a disability on Oak Knoll Road, is located in southwestern quadrant of the City which falls within an area where 10-20 percent of the residents live with a disability. The majority of the City's collector streets has accessible paths to transit. The City has also is constructing a accessible walking path as part a Espola Road improvement project that will improve accessibility along this corridor. The City provides Reasonable Accommodations with an administrative approval.

Figure 2-4
Population with Disability



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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

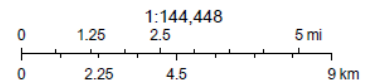
< 10%

10% - 20%

20% - 30%

30% - 40%

Source: American Community Survey 2015-2019 (map provided by ESRI-HERE).

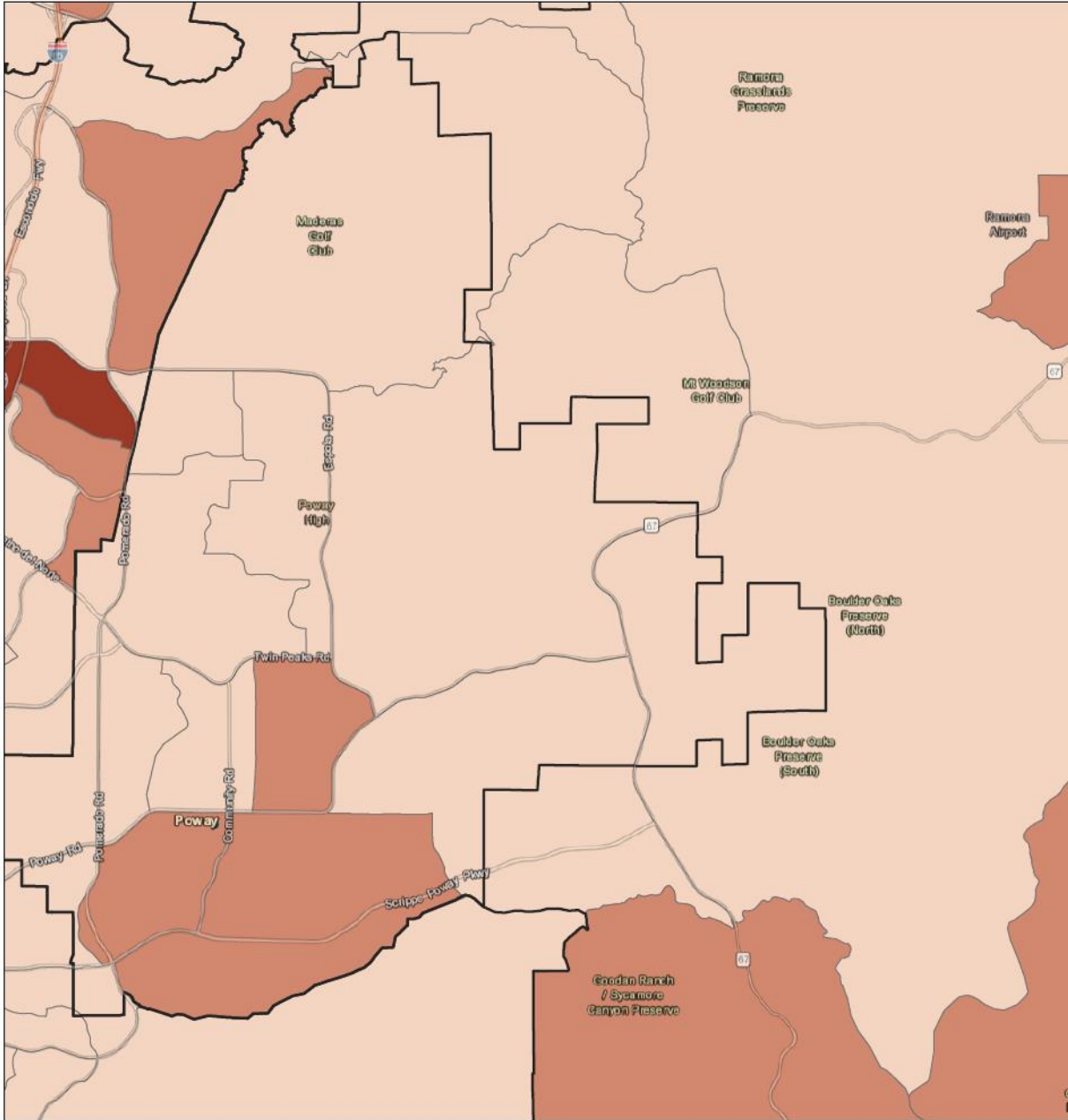


Income Levels

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. **Figure 2-11** shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). **Figure 2-12** shows a small concentration of LMI areas in the City of Poway. LMI areas are concentrated in three very general areas in the County. In the North County area, LMI areas are seen at Camp Pendleton and in the cities of Oceanside, Vista, San Marcos, and Escondido, in a pattern generally following State Route 78. In the southern portion of the County, cluster of LMI areas are seen in the central and southern areas of the City of San Diego and continuing down to the U.S./Mexico border. While most of the City of Poway is not considered LMI, the highest concentration of LMI population is located in tracts south of the City along Poway Road.

Figure 2-5 on the following page shows income levels among residents. Household income in Poway is slightly higher than many cities in the region. Median income in the City in 2018 was \$105,732, compared to the San Diego Region income of \$74,855. Approximately 30.6 percent of Poway residents are a part of extremely low-, very low-, and low-income households compared to 45.6 percent within the San Diego Region. Several sites identified in the Residential Sites Inventory in Chapter 4 are located in areas where less than 25 percent of the incomes are in the low- to moderate-income household range.

Figure 2-5
Poway Income



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City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Tract

- < 25%
- 25% - 50%
- 50% - 75%

Source: American Community Survey 2015-2019 (map prepared by ESRI-HERE).

1:72,224

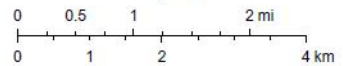
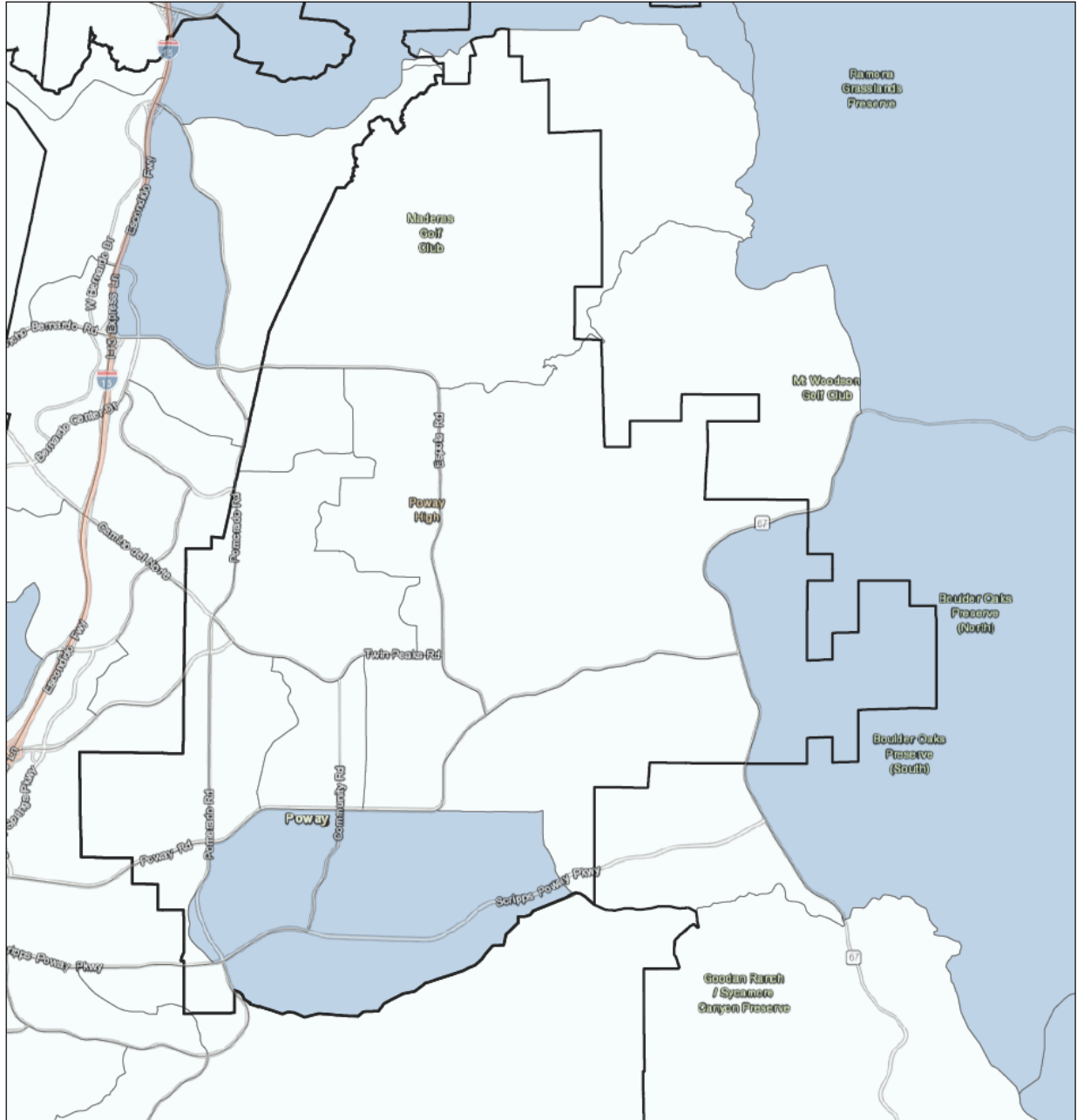


Figure 2-6 on the following page shows a lower percentage (6.6 percent) of the City's total households living in poverty, compared to the San Diego Region (12.5 percent). Several sites identified in the Residential Sites Inventory in Chapter 4 (**Table 4-5**) are located in the areas with less than 10 percent of the residents are living in poverty. Countywide, over 13 percent of residents were living below poverty and is most prevalent in specific groups such as Hispanics, Blacks, and adults with less than a high school education. Concentration's of poverty are linked to racial and ethnic concentrations and are mostly seen in small section of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista. Additionally, some areas with a large student population may contribute to poverty concentrations such as La Jolla or San Marcos.

Figure 2-6
Poway Poverty Status



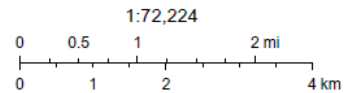
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City/Town Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%



Source: American Community Survey 2015-2019 (map provided by ESRI-HERE).

Familial Status

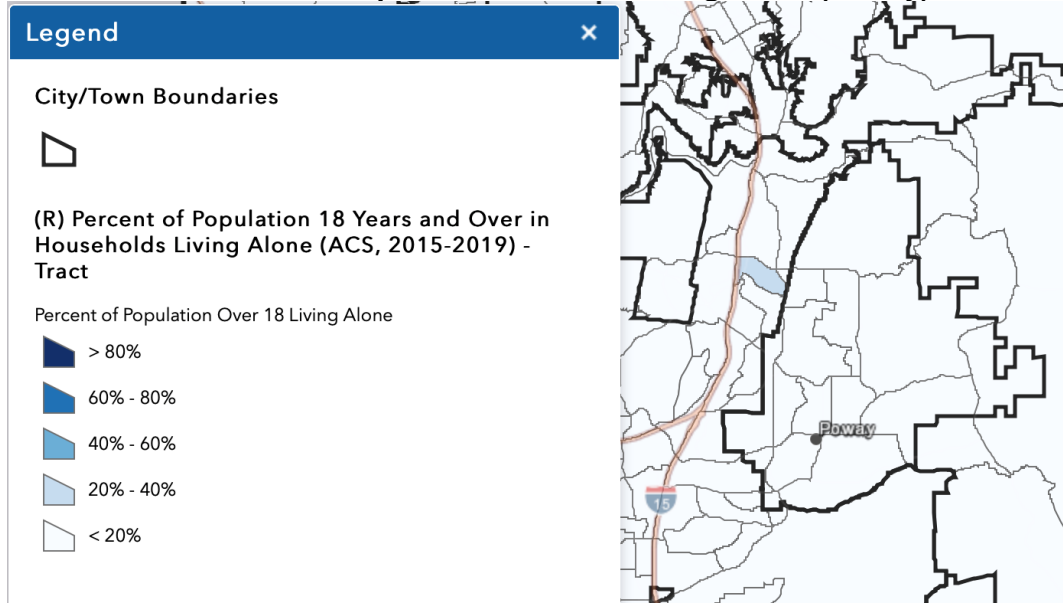
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (**Figure 2-7**), there is no concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in northern tracts of the City, where the population of adults living with their spouse is 60 to 80 percent, compared to the 40 to 60 percent in other tracts in the City (**Figure 2-8**).

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Poway, female headed households are concentrated in a tract in the eastern area of the City, near Dos Hermanos Road (**Figure 2-9**). This tract has between 20 to 40 percent of children living in female-headed households, compared to less than 20 percent in other tracts in the City.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns. Single-parent households are also protected by fair housing law. Approximately 66 percent of Poway households are children in married couple household, compared to 33 percent in the San Diego region (**Figure 2-10**). The City's share of children in married couple households is higher than the neighboring cities of Santee (45 percent), Escondido (40 percent), the City of San Diego (29 percent) and the County overall (33 percent). According to the HCD AFFH map in **Figure 2-10**, children in married households are most concentrated in a tract in the northern, western, southern tracts of the City. The percent of households with children in these tract ranges between 80 percent (probably due to the housing types available), higher than the other tracts where this percentage ranges from 60 to 80 percent.

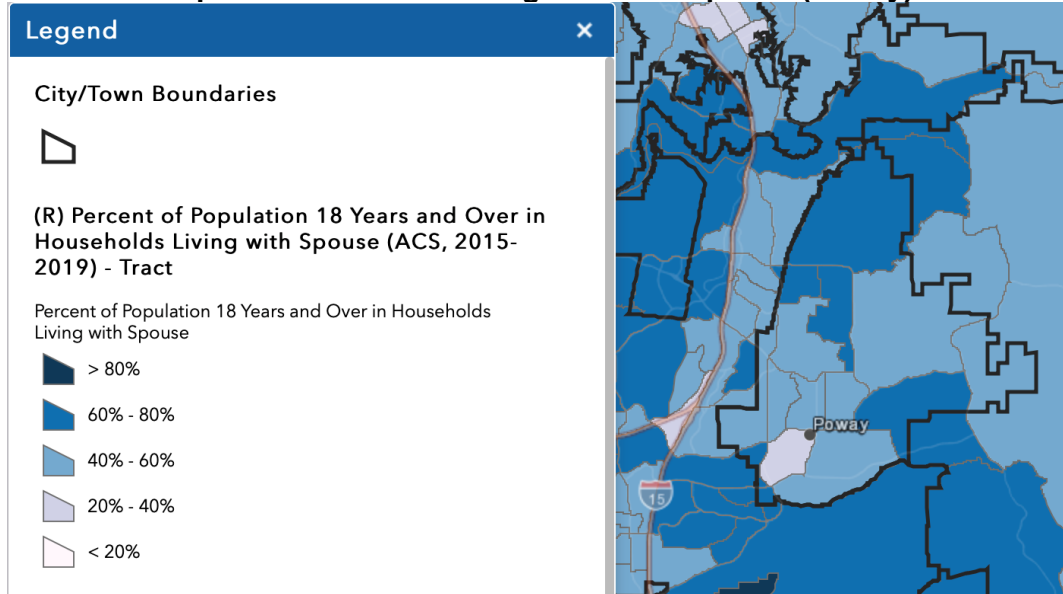
Figure 2-11 on a following page is the regional map showing the percentage of married couples with children.

Figure 2-7
Percent of Population of Adults Living Alone (Poway)



Source: AB-686/AFFH Data Viewer.

Figure 2-8
Percent of Population of Adults Living with their Spouse (Poway)



Source: AB-686/AFFH Data Viewer.

Figure 2-9
Percent of Children in Single Female-Headed Households (Poway)

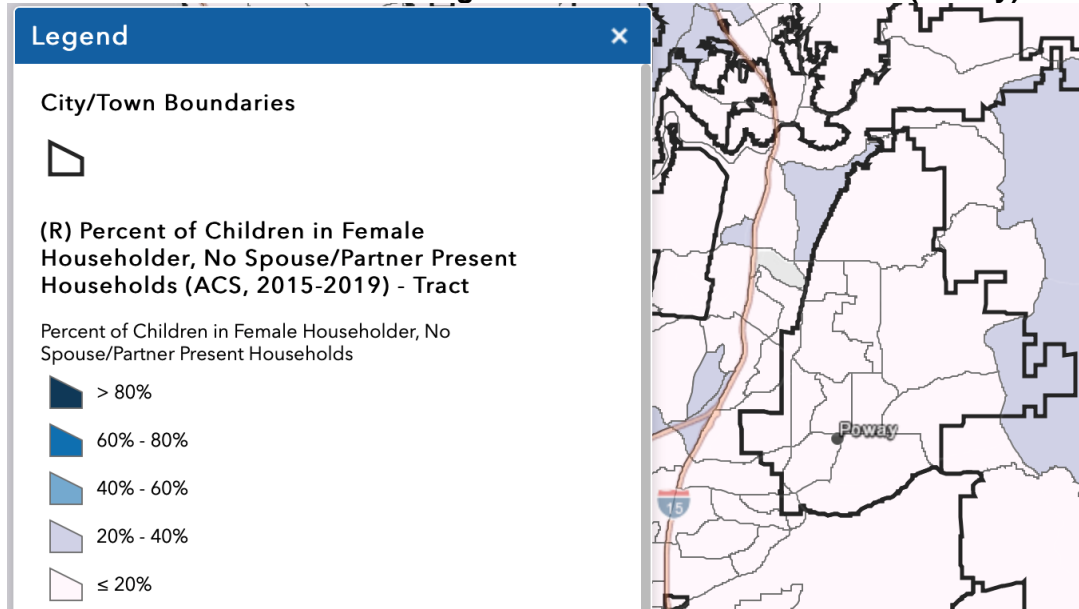
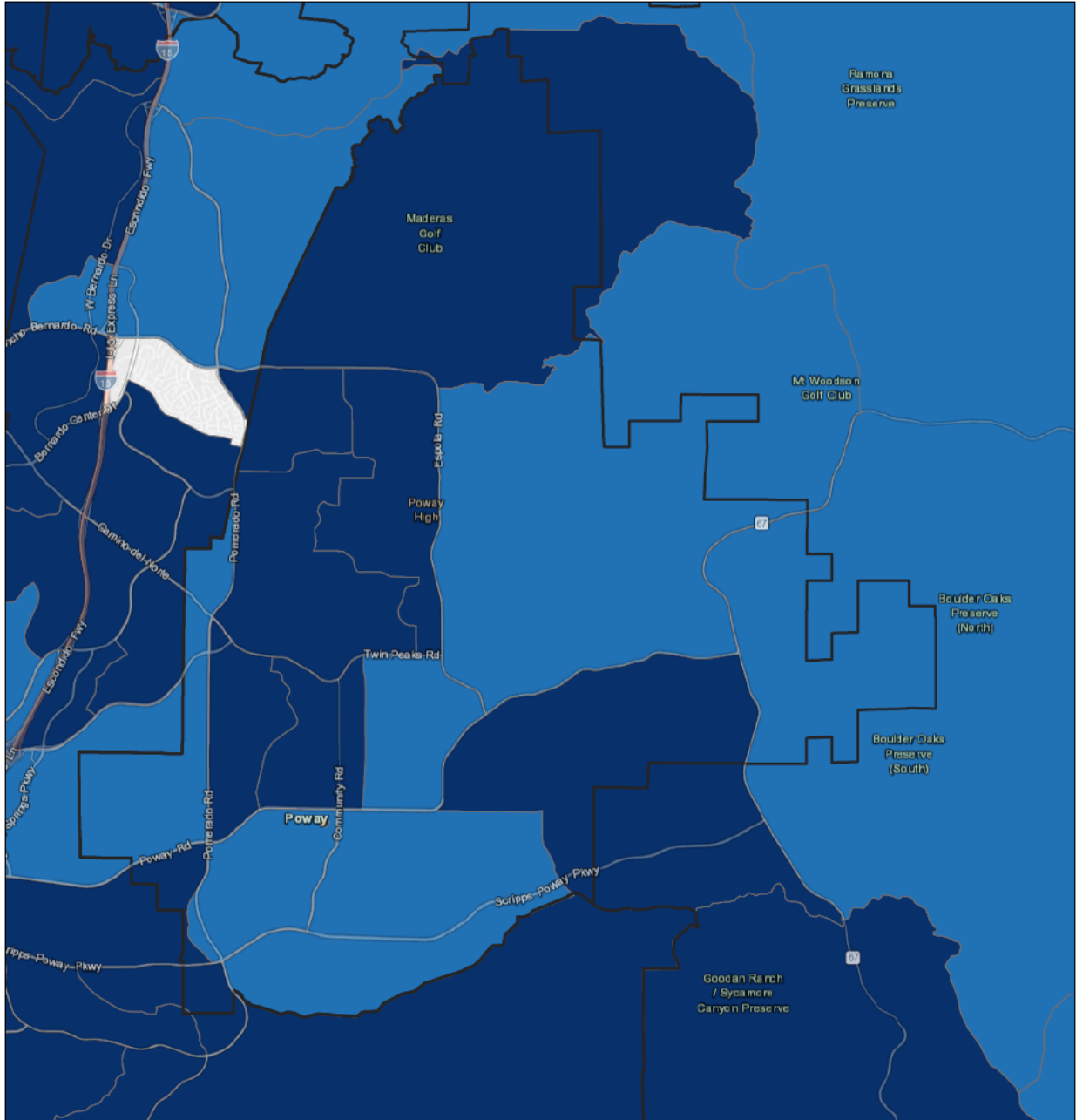


Figure 2-10
Married Couple Households with Children (Poway)



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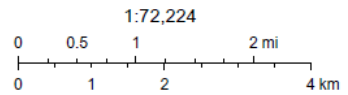
City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

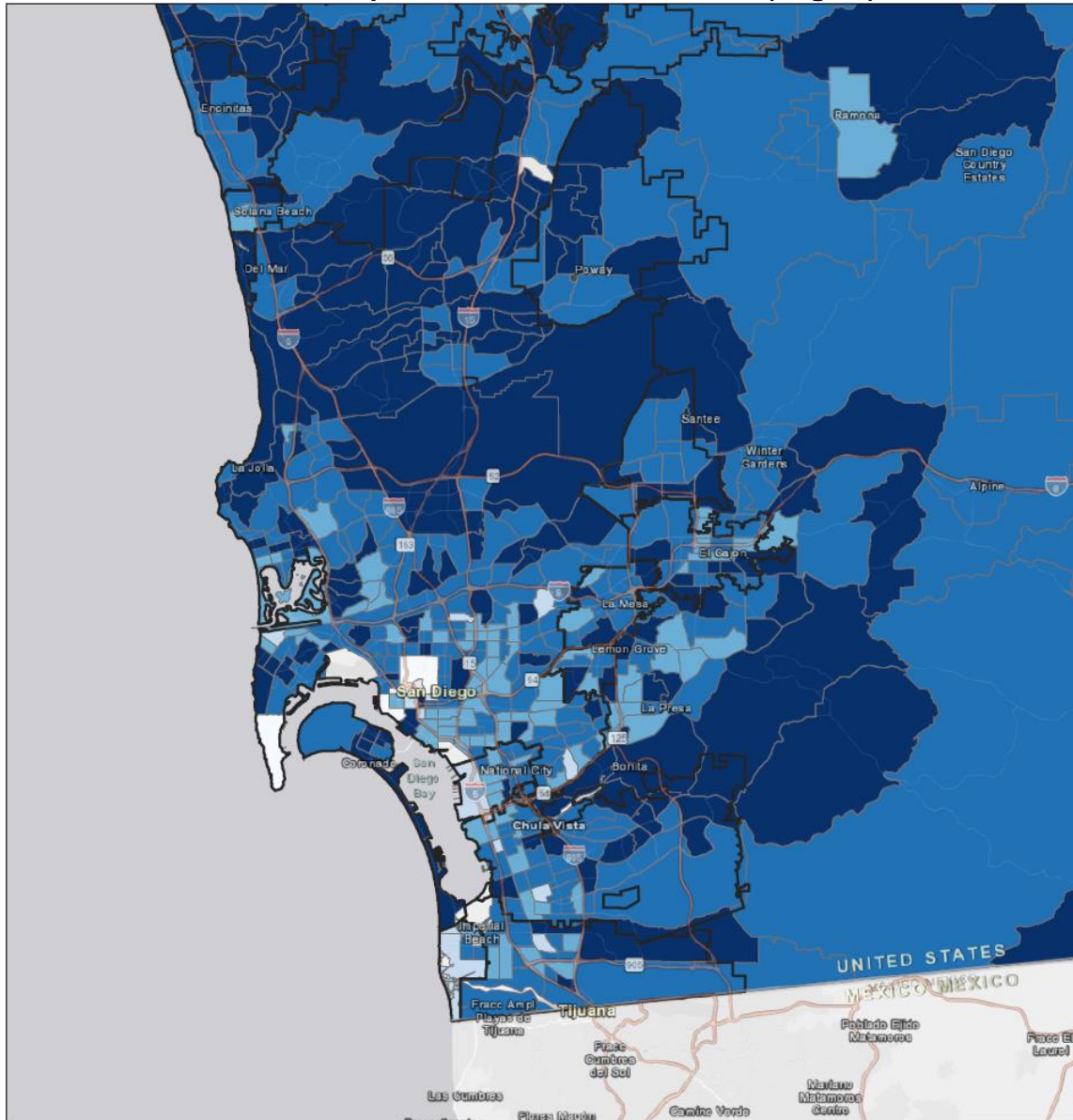
60% - 80%

> 80%

Source: American Community Survey 2015-2019 (Map prepared by ESRI-HERE).



**Figure 2-11
Married Couple Households with Children (Region)**



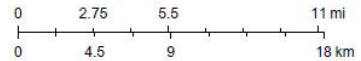
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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

1:288,895



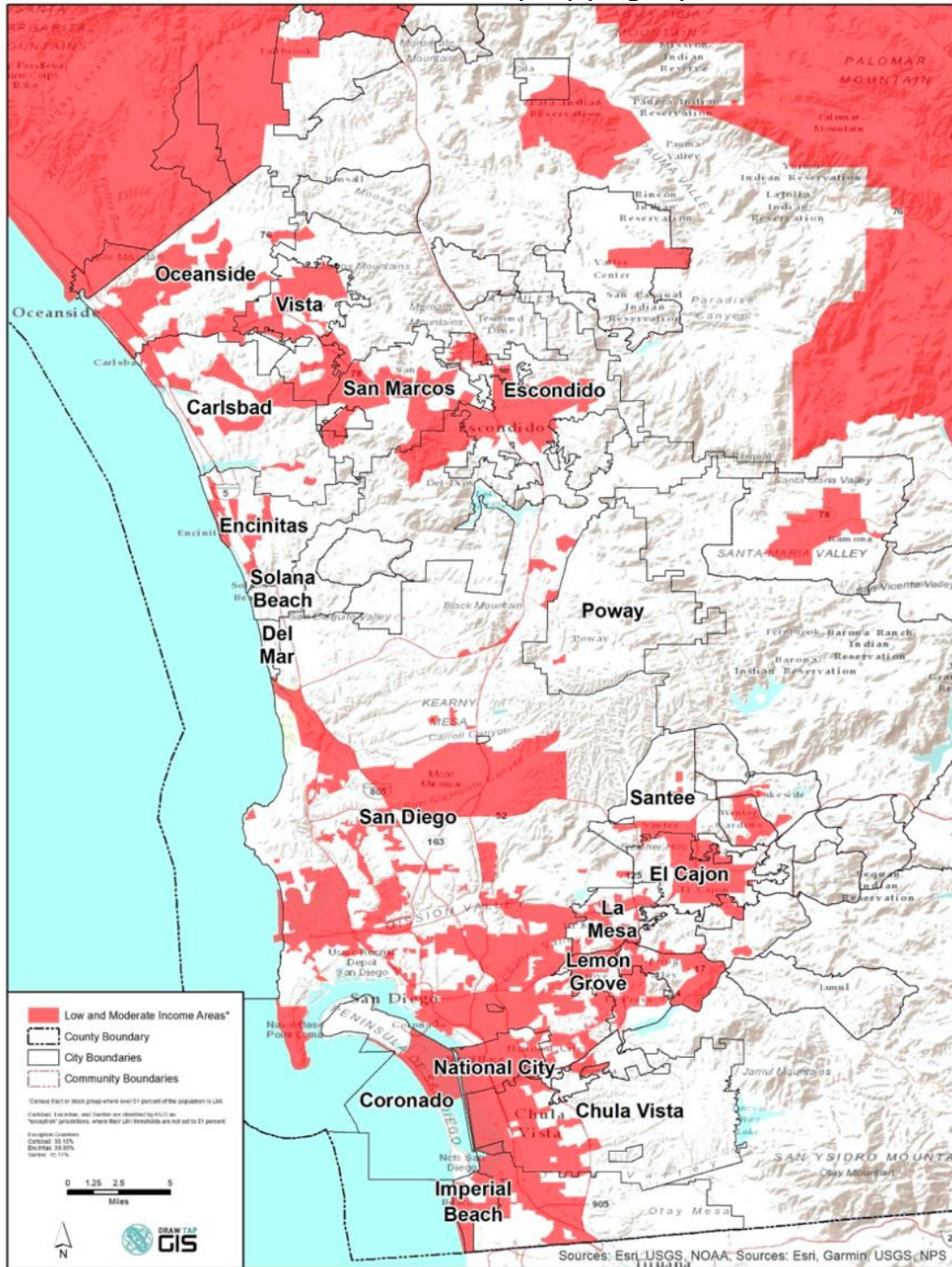
Source: American Community Survey 2015-2019 (Map prepared by ESRI-HERE).

3 Racially or Ethnically Concentrated Areas of Poverty (RECAP)

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically-concentrated areas of poverty RECAPs, HUD has identified Census Tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. An analysis of racially and ethnically concentrated areas of poverty in the San Diego region is important because families who live in such neighborhoods encounter challenges and stresses that hinder their ability to reach their full potential, and such neighborhoods impose extra costs on neighboring communities and the region. As can be seen in **Figure 2-14**, there are RECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista. Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego. Further analysis using the US Department of Housing and Urban Developments RECAP GIS mapping tools confirms that all Census Tracts within Poway have a RECAP value of 0, indicating that the Census Tracts within Poway do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

Figure 2-12
Low and Moderate Income (LMI) (Region)



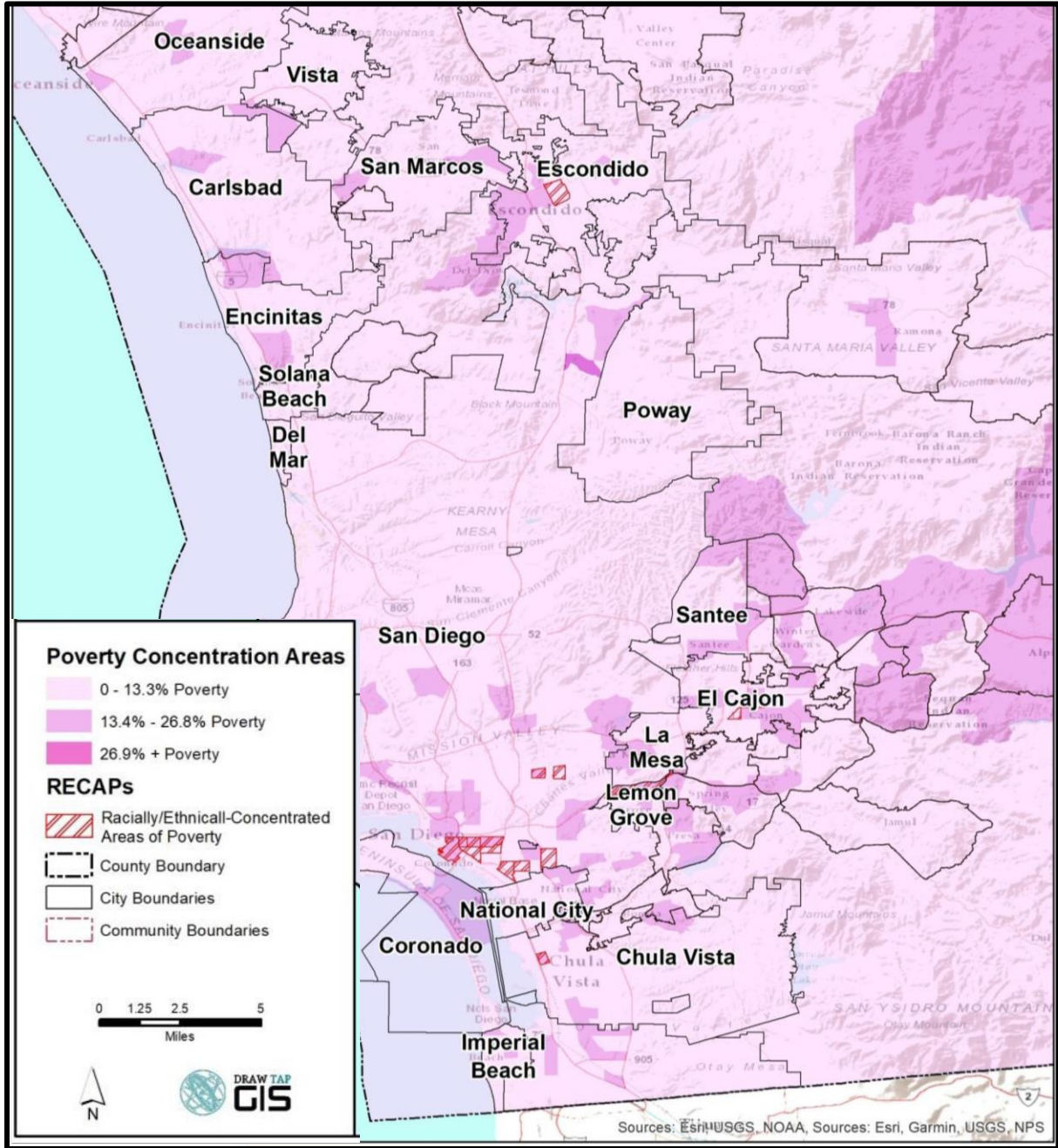
Source: DRAFT 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice.

Figure 2-13
Low and Moderate Income (LMI) (Poway)



Source: AB-686/AFFH Data Viewer

**Figure 2-14
Poverty Concentration Areas (Region)**



Source: DRAFT 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice.

Racially Concentrated Areas of Affluence

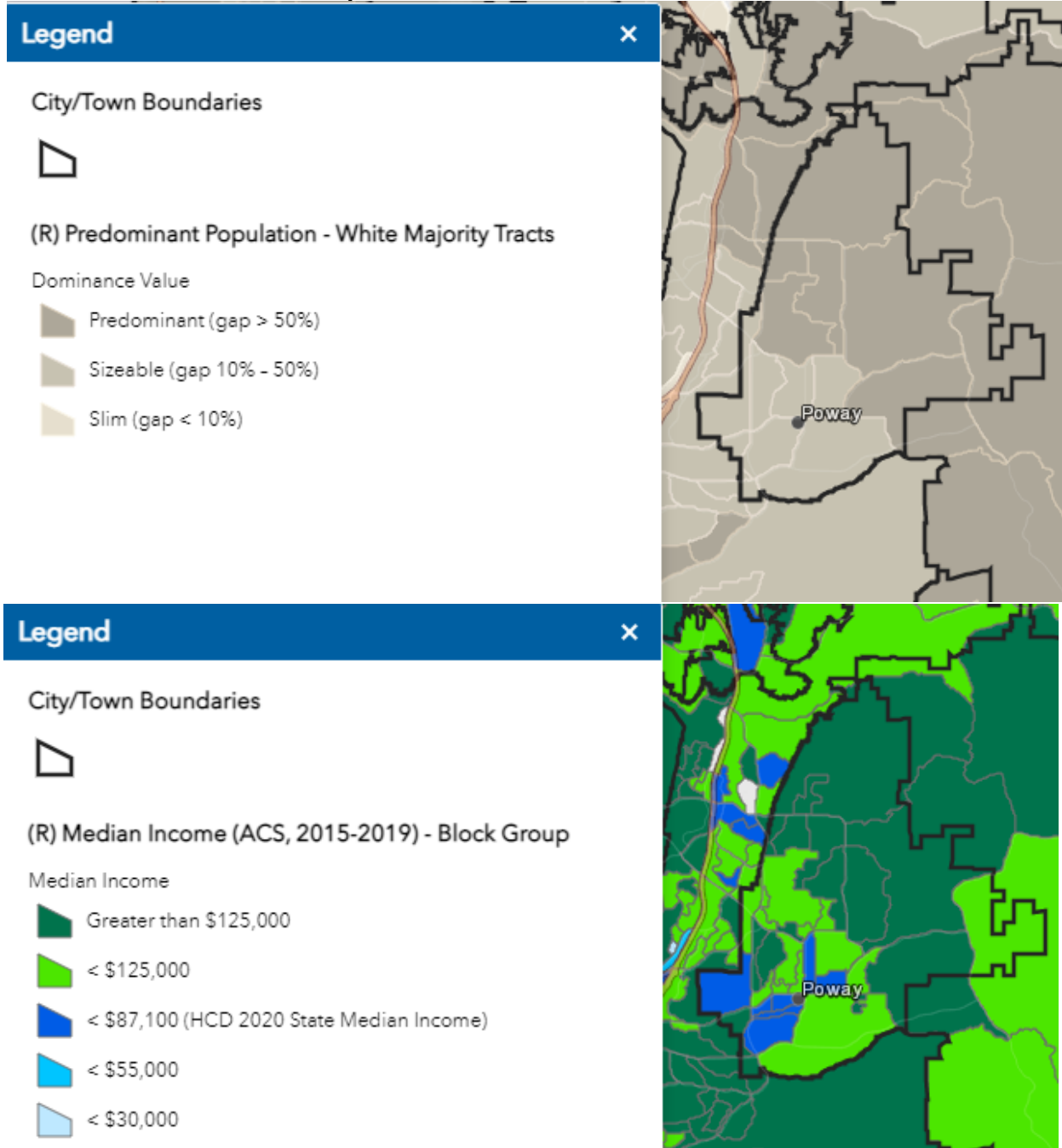
Low-wealth communities of color have been problematized and portrayed as the most recognizable example of racial and income segregation, however, Racially Concentrated Areas of Affluence (RCAAs) have not been scrutinized to the extent that RECAPs have. Research has shown that the segregation of affluence is greater than the segregation of poverty. This is due to the fact that inequalities in affluence and income are among the most obvious costs of segregation: gaps in wealth and income to gaps in education and job-readiness from discrimination and differences in educational experiences and benefits of place. In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In San Diego County, there are RECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista (**Figure 2-14**). Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego. There are no RECAPs in Poway. However, as shown in the minority concentration map in **Figure 2-2**, Census tracts with the highest minority populations are located in the southern side of the City (where minority concentration exceeds 80 percent) and LMI tracts are also concentrated in this same region (**Figure 2-13**). RCAAs as a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000.

**Table 2-51
White Household Income and Percent Population**

	Lemon Grove	Imperial Beach	Solana Beach	Poway	San Diego County
Median HH Income	\$60,309	\$49,950	\$103,864	\$107,902	\$70,588
White alone Below Poverty Level	10.9%	18.9%	4.1%	6.4%	52%
White Population	60.4%	72.2%	81.5%	74.1%	75.4%

Source: 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice 2019 American Community Survey 5-Year Estimates.

Figure 2-15
White Population and Median Income Distribution



4 Disparities in Access to Opportunity

Poway is more rural compared to other areas in the region. Poway is serviced by 26 bus stops mostly along Poway Road and Pomerado Road with lower frequencies than most transit service areas in the region. While many of Poway's bus stops are within close proximity (one to two miles) to the South Poway Business Park, a SANDAG designated Tier 3 employment center, this area is underserved by public transit and City staff continues to encourage public transit within this area to regional planners and policy makers. Despite existing transit stops and an abundance of employment centers, Poway's workforce largely commutes out of Poway for work. The number of workers who take transit to work in Poway is lower than regional averages. Existing bus routes continue to be accessible and are more topographically flat compared to the northeastern and eastern portions of the City making it easier to walk and bike to. The areas surrounding bus routes also encompass the greatest access to opportunities and are within close proximity to public parks, schools, grocery stores and retail and employment centers. The northeastern and eastern portions of the City are constrained because of areas within the Very High Fire Hazard Area, the Habitat Conservation Plan Mitigation area, the Proposition FF (voter approval for higher density) area, areas within the Open Space Resource Management (OS-RM) zone and steeper slopes. To encourage further transit use, RHNA sites within Residential Sites inventory are mostly located near existing bus routes. It is also relevant to note that based on development trends in the City, development projects are located throughout Poway and are not concentrated in a single area of the City.

TCA/HCD Opportunity Maps

The 2021 TCAC/HCD Opportunity Maps are made from composite index scores of three different domains (economic, environmental, and education) to categorize tracts as low, moderate or high resource (**Table 2-52** shows the full list of indicators). Categorization is based on percentile rankings for census tracts within the San Diego Region.²⁵ Higher composite scores mean higher resources. Regionally, high and highest resource areas are located in the North County. Most tracts along the coast from Carlsbad to Point Loma are high or highest resource. South County from San Diego to Imperial Beach is mostly low resource. The 2021 TCAC/HCD opportunity maps identified all census tracts in Poway is mostly high resource. Locally, southern census tracts scored lower, indicating lower resources than other tracts within the City.

Opportunity Indicators

The 2020 Regional AI used opportunity indicators developed by HUD to help inform communities about disparities in access to opportunity. These indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions like Poway a HUD-provided index is provided. The 2020 Regional AI also provided an analysis of access to opportunities based on the following indicators: poverty rate, school proficiency, unemployment rate, jobs proximity, transit metrics, and Cal EnviroScreen 3.0 Scores (**Table 2-49**). While these metrics do not identify specific locations within the City, they helped show the relative standing of the City compared to other small jurisdictions in the Urban County (Santee, Escondido, and San Marcos).²⁵ The 2020 AI did not provide the indicators for San Diego County.

²⁵Urban County refers to the jurisdictions with population less than 50,000 and participate in the County's Community Development Block Grant (CDBG) Program. These small cities do not qualify to receive CDBG funds directly from HUD.

²⁶Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

²⁷The East County Region includes five cities (El Cajon, La Mesa, Santee, Spring Valley, and Lemon Grove).

Education

According to the 2020 Regional AI, three percent of schools in Poway are considered Title I schools and help low-achieving children meet state standards in core academic subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. Poway has a lower percentage of Title I schools than the County overall (62.8 percent).

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 8 percent of children aged 0-17 in the Poway Unified School District were living in low-income working families between 2012 and 2016.²⁶ In addition, a 2018 report by Center on Policy Initiatives (CPI) San Diego reported that youth in East County²⁷ (which includes Poway) are less likely to live in poverty than youth in the City of San Diego, 15 percent in comparison to 17 percent. However, El Cajon's poverty rate of 29.6 percent is the highest youth poverty rate in the East County region.

Kidsdata.org also reported that in 2019, 24.6 percent of students in Poway are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 54.6 percent of students in San Diego County.

Employment

On September 1, 2017, the San Diego Workforce Partnership reported that for the San Diego County region most traditional sectors suffered a decline in jobs during the recession, except that Education & Health Services and Government came out ahead at the end of the recession. Other Services (Repair and Maintenance, Personal and Laundry Services, and Religious, Grants, Civic, Professional and like organizations), Leisure and Hospitality, Professional and Business Services, and Manufacturing have surpassed pre-recession employment. Additionally, three sectors are steadily recovering (Construction, Financial Activities, and Trade, Transportation and Utilities). Only Information—which includes publishing industries and broadcasting (except the internet), telecommunications, and software publishers—have continued to decline, showing no sign of recovery as media continues to shift to online platforms. Much of this labor force recovery has been driven by technological developments in the workforce. A cross-industry trend toward data-driven decision making has created an opening for workers with data mining, manipulation and analysis, and data visualization skills, while the adoption of ever more sophisticated processes in manufacturing has led to growing demand for workers who can operate and repair advanced computerized machinery.

According to ACS data, between 2010 and 2018, the three largest occupational sectors employing Poway's labor force are Manufacturing (12.3 percent), Professional, Scientific, Management, and Administration (15.6 percent), and Educational, Social, and Health Services (22.7 percent) (**Table 2-30**). The sectors with the largest gains in residents in Poway were Agriculture, Forestry, and Mining (364.3 percent), Art, Entertainment, Recreation, Accommodations, and Food (28.8 percent), and Educational, Social, and Health Services (19.5 percent). The sectors with the largest losses of Poway residents were Wholesale Trade (-55 percent), Construction (-29.4 percent), and Armed Forces (-26.9 percent).

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 South Poway Business Park, a 700-acre complex, is the largest employment center in the City with over 500 businesses and more than 21,000 employees. Larger employers in the City include General Atomics Aeronautical Systems Inc., First American Credco, Geico, Teledyne, Delkin Devices, and SYSCO Food Services. SANDAG's 2021 Regional Plan identifies where employment centers are in the region and what industries are located there. The South Poway Business Park is identified as a Tier 3 employment center with 21,575 employees or 1.4 percent of the region's jobs which is more than sufficient to employ Poway's entire population.

In terms of unemployment, the San Diego Workforce Partnership reported on September 1, 2017 that during the Great Recession, the San Diego County region's unemployment rate climbed from 4.8 percent in December 2007 to all-time highs of 11.1 percent in January 2010 and again in July 2010. Once the recovery started, it remained steady—by September 2015, the unemployment rate had returned to pre-recession levels and has since continued to fall. The rate was 4.6 percent in September 2016 and is expected to continue this downward trend in September 2017 (once the labor force adjusts after the typical summer unemployment spike). Over the past 10 years, the San Diego unemployment rate remained consistently below California's rate. The 2020 Regional AI reported that Poway had one of the lowest unemployment rate (2.2 percent) of the Urban County jurisdictions (Coronado, Del Mar, Lemon Grove, Imperial Beach, and Solana Beach) and had slightly lower unemployment rates than the overall San Diego County (2.8 percent). However, this data was pre-COVID in February 2020. SANDAG has since reported that as of September 5, 2020, the County's unemployment rate was 13.3 percent. According to Ycharts, Poway's unemployment rate during September of 2020 was between 6 and 7 percent. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that Poway's unemployment rate is lower than the County (4.9 percent and 6.7 percent respectively).

Transportation

SANDAG's Social Equity Analysis for the 2021 Regional Plan notes that it takes both land use and transportation planning to fix historic inequities created by all levels of government and to prioritize the ability to access basic needs and economic opportunities for those with the lowest access. Initial performance results show a three-fold increase in social equity focused populations (people with low-income, people of color, and seniors) living within one-half mile of a commuter

rail, light rail, or Rapid transit stop. While currently just 16 percent of low-income residents can access Tier 1 employment centers in 30 minutes via transit, but that number doubles by 2050 with implementation of the Regional Plan.

The All Transit performance score explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by the 2020 Regional AI, Poway's All Transit Performance score of 3.1 was among the lowest for the Urban County, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score was higher than Poway's (5.3). Poway has a significantly low proportion of commuters that use transit (1.29 percent) than the County (3.28 percent).

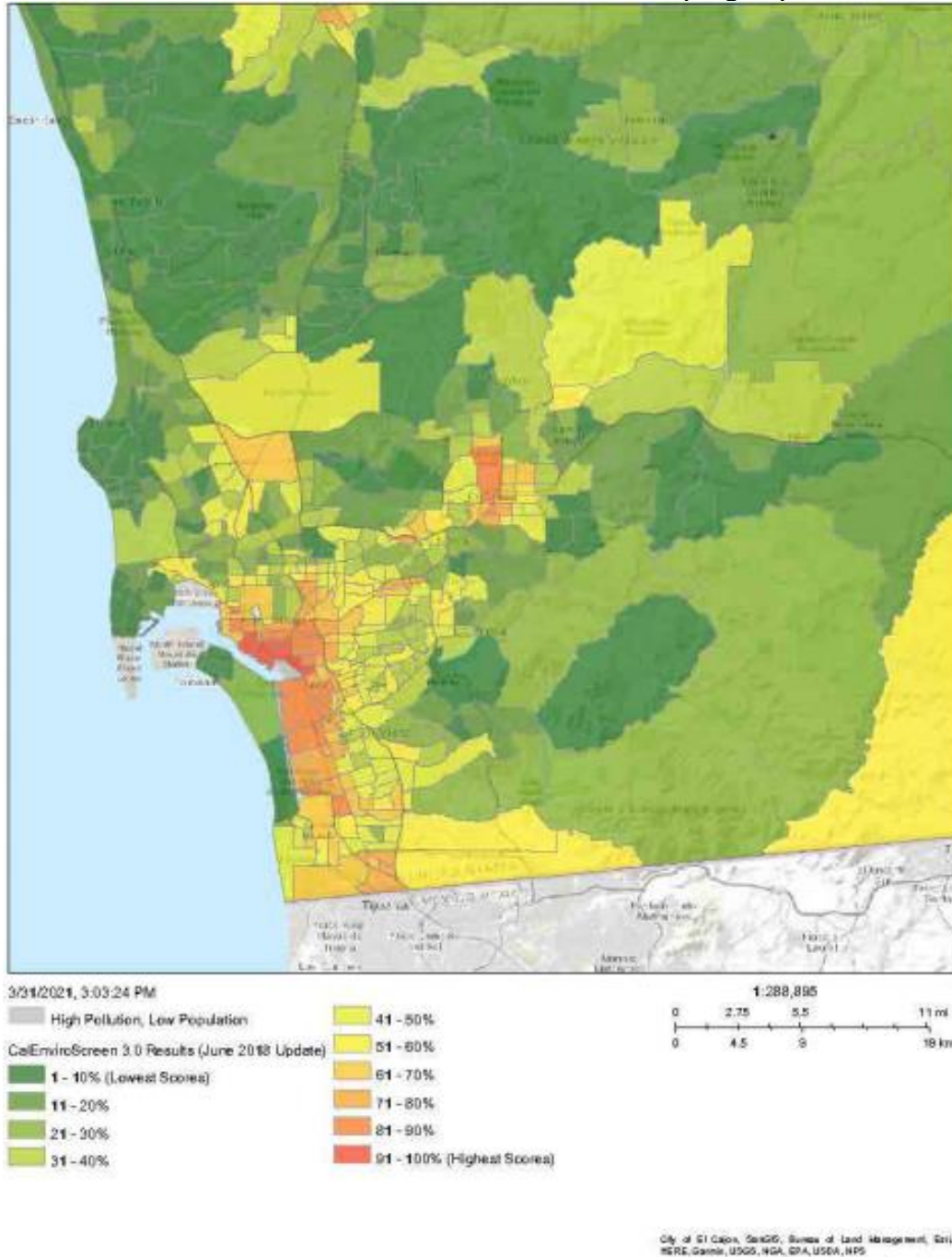
There are a total of 26 bus stops within the City of Poway that provide connecting services to a MTS Bus Rapid Transit station.

The Poway Residential Sites Inventory to meet the RHNA largely provides housing developments along bus routes within the City. The City has encouraged and will continue to encourage SANDAG and Caltrans to increase transit service in Poway and create mobility corridors and hubs along Scripps Poway Parkway to allow transit access to the City's Tier 3 Employment Center and along SR-67 to provide safe routes into Poway from Ramona and other east County areas and to increase access to jobs and areas of opportunity.

Environmental

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status. Poway had relative low scores (range 15- 27) compared to other cities in San Diego County like Chula Vista (range 7-49) and National City (range 25-48). CalEnviroScreen also reports scores as percentiles to compare tracts across the entire County. The map in **Figure 2-16** shows that while Poway has scores within the lower percentile in the East County region, overall the Southern region has the highest scores of San Diego County is most impacted by pollution.

Figure 2-16
CalEnviroScreen 3.0 Percentile Scores (Region)



Source: CalEnviroScreen 3.0.

**Table 2-52
Access to Opportunity Indicators – Poway and San Diego County**

	Poway	San Diego County		
Poverty Rate				
Population Below Federal Poverty Level	6.7%	12.6%		
White alone	6.4%	19.9%		
Black or African American alone	9.1%	20.4%		
American Indian and Alaska Native alone	47.5%	10.3%		
Asian alone	4.1%	12.9%		
Native Hawaiian or Other Pacific Islander alone	0.0%	21.5%		
Hispanic or Latino		13.8%		
School Proficiency				
Total Title I Schools	4	656		
Total Schools	12	412		
% of Schools	33.3%	62.8%		
Unemployment Rate				
February 2021		7.2%		
Job Proximity				
<29 mins.	59.6%	62.7		
30-59 mins.	35.3%	30.4		
60 mins. Or more	4.9%	7.0		
Transit Metrics				
All Transit Performance Score	3.1	5.3		
Transit Trips Per Week within ½ Mile	432	1,358		
Jobs Accessible in 30-Min Trip	15,312	82,735		
Commuters Who Use Transit	1.29%	3.28%		
Transit Routes within ½ Mile	2	4		
CalEnviroScreen Percentile				
Census Tract	Score	Percentile	Score	Percentile
6073017049	16.25	32%	9% (average)	15% (average)
6073017048	13.73	27%		
6073017009	10.78	21%		
6073017040	9.05	18%		
6073017020	8.58	17%		
6073017010	8.17	16%		
6073017054	6.87	14%		
6073017041	6.18	12%		
6073017053	5.01	0.1%		
6073017006	3.73	0.07%		

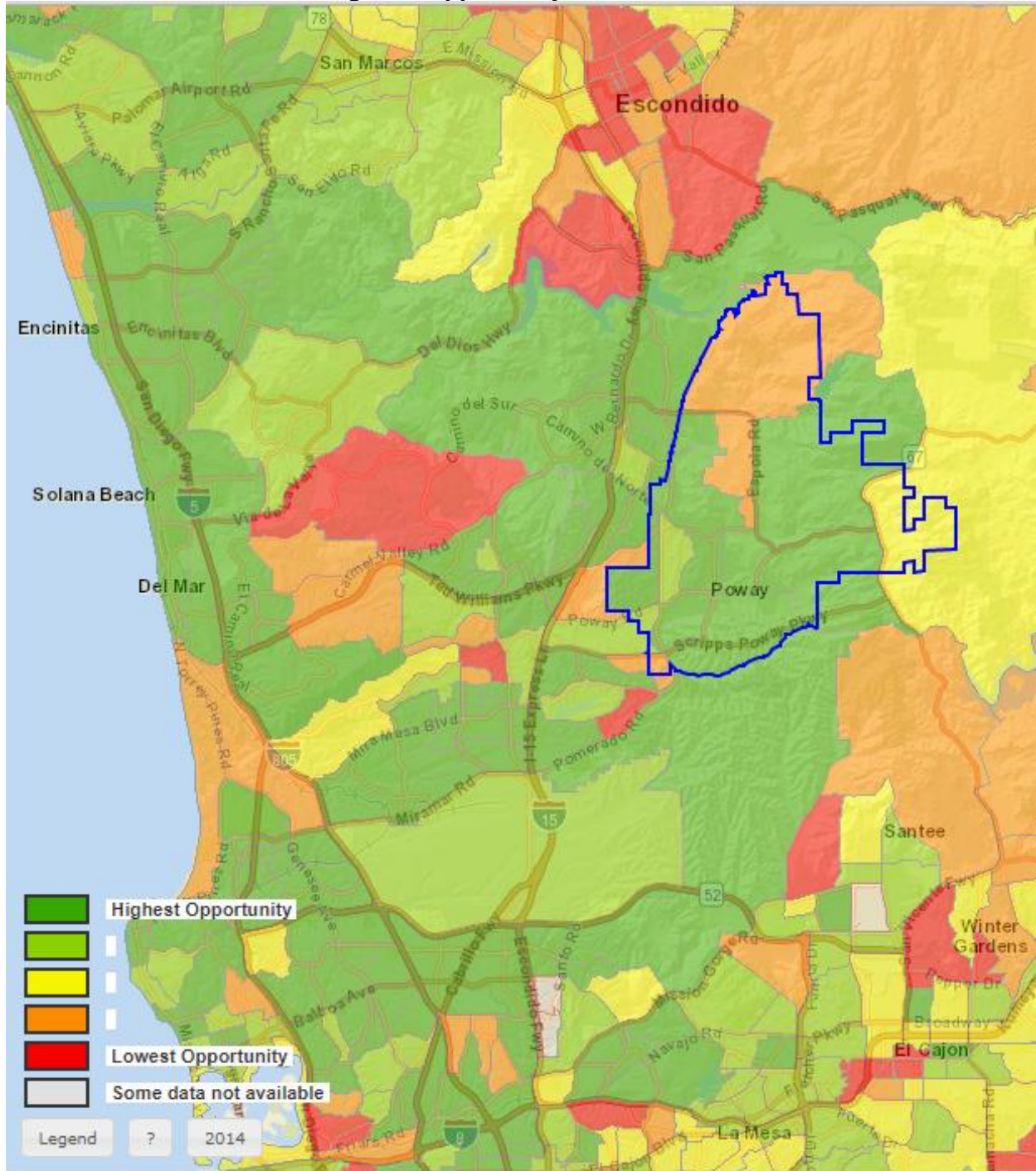
Source: DRAFT 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice.

Regional Opportunity Index

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local, social, and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest needs to foster thriving communities. The ROI incorporates both people and place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunities.

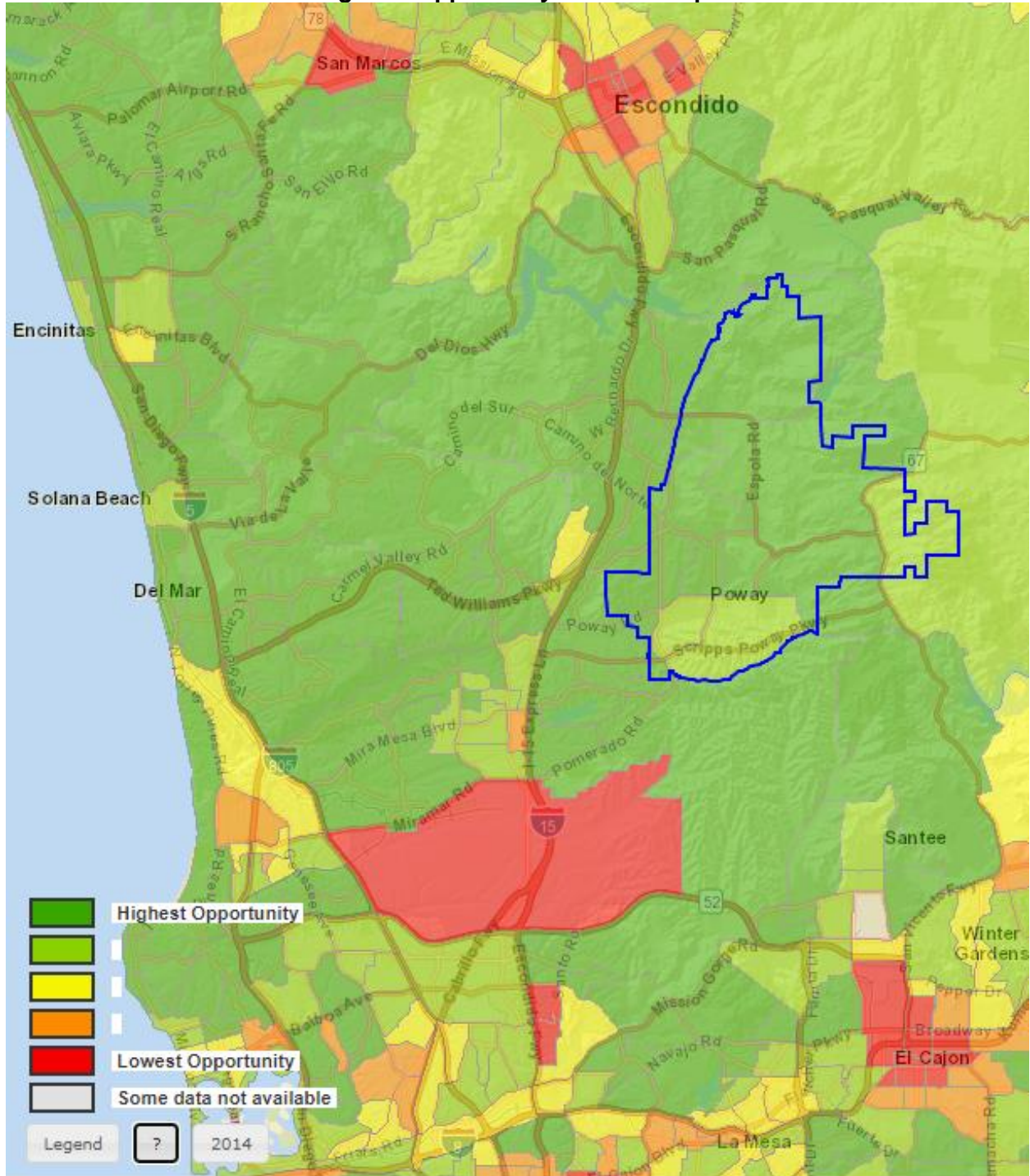
As shown in **Figure 2-17** and **Figure 2-18** below, the City of Poway is mostly classified as a high opportunity zone. This indicates a high level of opportunities for people within Poway as well as a high level of opportunities that Poway provides. While the majority of the Census Tracts within the City are areas of high opportunities, there are two orange areas of low opportunity. While the underlying methodology does not attach specific metrics to the color designations, it can be inferred that these Census Tracts are measured at lower levels of opportunity than the other Census Tracts within the City. The ROI Report for Poway notes air quality, health and environment, and access to supermarkets as areas that would strengthen Poway's ROI. As of March, 2021, northern Poway's (along Espola Road) closest supermarket is at Pomerado Road and Espola Road, which is generally one to two miles from most of the two orange areas of low opportunity and likely the cause for the "low" rating. Providing a supermarket within this area would likely strengthen the ROI in these areas. As a part of The Farm in Poway project additional recreational, retail, and restaurant opportunities will be introduced within these two orange areas. It is also important to note that northern Poway is subject to many constraints and is largely within Very High Fire Hazard Areas, biologically sensitive habitat areas, and open space resource areas where low density residential is required.

Figure 2-17
Regional Opportunity Index – Place



Source: UC Davis Center for Regional Change and Rabobank, 2014.
Note: Blue line represents City of Poway.

Figure 2-18
Regional Opportunity Index – People

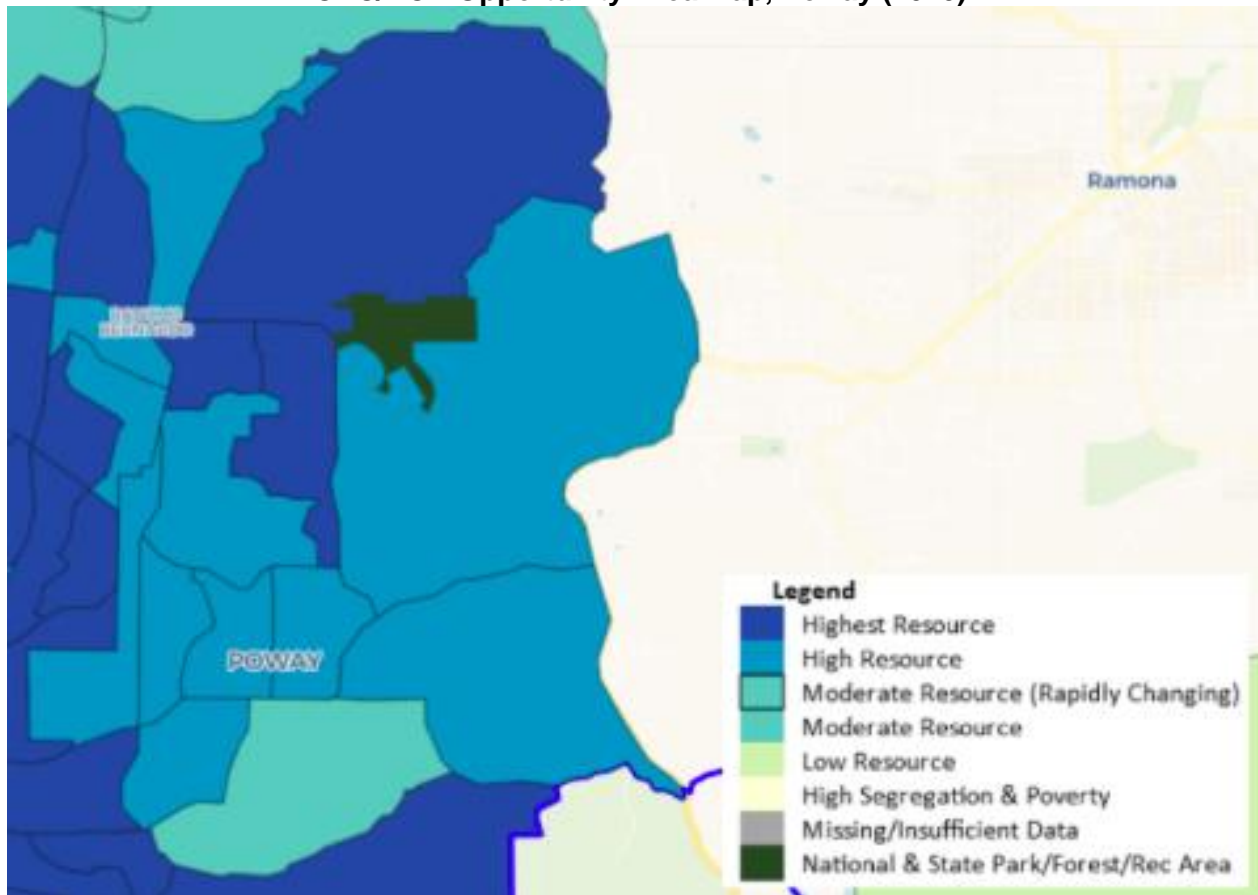


Source: UC Davis Center for Regional Change and Rabobank, 2014.
Note: Blue line represents City of Poway.

Additionally, the Department of HCD together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the task force's methodology, the tool allocates 20 percent of the Census Tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resources. These two categories are intended to help State decision-makers identify Census Tracts within each region where low-income families are most likely to thrive, and where they typically do not have the option to live, but might, if given the choice. As shown in **Figure 2-19** below, most of Poway is classified as "High Resource," with only one area within the South Poway Business Park in the southern portion of Poway classified as "Moderate Resource (Rapidly Changing)." Because the South Poway Business Park includes largely industrial uses, including General Atomics, who manufactures the "Predator" spy planes, housing is not permitted in the industrial zones and largely the reason for the moderate score. There is a limited number of retailers and hoteliers in the South Poway Business Park and no public transit despite petitions to SANDAG, CALTRANS and MTS to include multi-modal corridors along Scripps Poway Parkway and the Highway 67.

Figure 2-19
TCAC/HCD Opportunity Area Map, Poway (2020)



Source: TCAC and HCD, 2020.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 2-53** and **Table 2-54** provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** This index captures poverty in a given neighborhood. The poverty rate is determined at the Census Tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** This index uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in the neighborhood.
- **Labor Market Engagement Index:** This index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This index is based upon the level of employment, labor force participation, and educational

attainment in a Census Tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the score, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Job Proximity Index:** This index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** This index summarizes potential exposure to harmful toxins at a neighborhood level, where a neighborhood is a Census Block-Group. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood.

In **Table 2-53**, the AI analysis indicates that access to opportunity is a somewhat substantial issue within San Diego County and more so amongst minority groups. In San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rate. Black residents were most likely to reside in areas with the lowest environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation.

**City of Poway
Community Profile**

**Table 2-53
Opportunity Indicators by Race/Ethnicity – San Diego County**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
San Diego County							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population Below Federal Poverty Line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91

Source: San Diego Regional Analysis of Impediments to Fair Housing 2020 Draft.

These indicators were not provided for Poway in the AI, however, some of the background analysis was. **Table 2-54** shows that 6.7 percent of Poway’s population is below the federal poverty and more so amongst Black or African American alone, Native American, and other populations.

**Table 2-54
Opportunity Indicator by Race/Ethnicity
Population Below Federal Poverty Line – City of Poway**

Race/Ethnicity	Total	Below Poverty Rate	Percent Below Poverty Level
Population for whom poverty status is determined	49,353	3,331	6.7%
White alone	37,575	2,390	6.4%
Black or African American alone	607	55	9.1%
American Indian and Alaskan Native alone	461	219	47.5%
Asian alone	6,480	263	4.1%
Native Hawaiian and Other Pacific Islander alone	18	0	0.0%
Some other race alone	1,670	231	13.8%
Two or more races	2,542	173	6.8%

Source: San Diego Regional Analysis of Impediments to Fair Housing 2020 Draft.

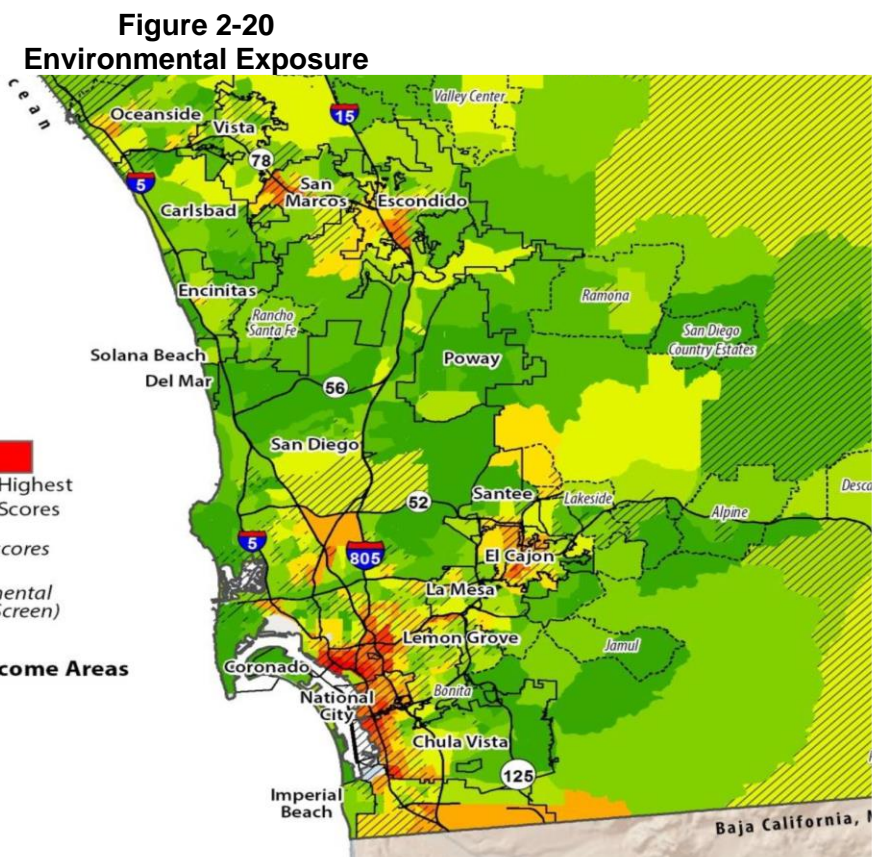
Note: Population is based on the data source.

Additionally, analysis within the AI shows in Poway, four of its 12 schools (33 percent) are Title I Schools. Title I schools help low-achieving children meet state standards in core academic subjects. These schools coordinate and integrate resources and services from Federal, State, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income.

Also, commutes for over 40 percent of Poway residents were shown to be greater than 30 minutes (over five percent had commutes greater than one hour). Due to the limited transit routes and limited jobs within a 30-minute trip (15,312 jobs) in Poway, only 1.29 percent of Poway residents used public transit. Poway’s transit performance score was roughly half of other jurisdictions noted in the AI with 432 transit trips within a half mile of the City and only two transit routes within a half mile of the City.

When considering labor market participation, the AI shows that the unemployment rates of the Urban County show that Poway had slightly lower unemployment rates (2.2 percent) than overall San Diego County (2.8 percent) in 2017.

According to the AI, “the California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.” The Urban County’s CalEnviroScreen scores by census tract in Poway ranges from 3.73 to 16.25 amongst the 10 census tracts in Poway which are low in comparison to low- and moderate-income areas as shown on **Figure 2-20**. High scoring communities tend to be more burdened by pollution from multiple sources and most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status. As expected, the areas indicated as having higher EnviroScreen scores generally matched the geographic distribution of minorities, low- and moderate-income persons, and poverty concentrations.



Source: San Diego Regional Analysis of Impediments to Fair Housing 2020 Draft.

6. Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area. The analysis is completed by assessing cost burden, cost burden, overcrowding, substandard housing, and displacement. AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The analysis of disproportionate housing needs within Poway evaluated existing housing need, need of the future housing population, units within the community at-risk of converting to market-rate, and integrating communities for balanced living patterns and areas of opportunity.

The City’s future growth need is based on the RHNA production of 468 very low-income, 268 low income units within the 2020 to 2029 planning period for the 6th cycle. **Figure 2-21** shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. While many of the proposed RHNA sites are located in the southern portion of the City within the PRSP area, these sites, as further discussed in Chapter 4 Sites Analysis, also have the greatest access to opportunities and are within close proximity to bus stops, public parks, schools, grocery stores and retail and employment centers including the South Poway Business Park. As shown, the majority of the City is constrained because of areas within the Very High Fire Hazard Area, the Habitat Conservation Plan Mitigation area, the Proposition FF (voter approval for higher density) area, and areas within the Open Space Resource Management (OS-RM) zone. While some of these constrained areas allow for low density single-family residences, much of the area is preserved open space. However, because of the prevalence of large lot single-family residences, these constrained areas present an opportunity to construct ADUs and JADUs within these low density areas (PC-1, PC-2, PC-3, PC-4, PC-6, RS-2, RS-4, RR-A, RR-B, RR-C, PRD-1, PRD-2, and PRD-3 zones). It’s important to note that many of these constrained areas have limited or no access to sewer or water and are missing essential services and access to employment centers, transit, commercial retailers with grocers, medical services, community facilities and services like libraries and the Mickey Cafagna Community Center, and parks, etc. While the ADU’s will help further fair housing, they are largely away from essential services and areas of opportunity.

For the period June 30, 2020 thru February 11, 2021, the City issued building permits for 23 ADUs. This is 24 percent of the total unit constructed during this same timeframe. Averaged throughout the over eight-year planning cycle, this equates to 326 prospective ADUs anticipated during the 6th housing element cycle in areas anticipated to further fair housing. Development of ADUs after the adoption of the updated ADU regulations in accordance with State Law in late 2019 equated to approximately double the number of ADUs being permitted. The City also adopted regulations allowing for larger, up to 1,500 square-foot ADUs to accommodate large families in need of housing. In addition, based on comparable analysis, ADUs are anticipated to be affordable to low- and moderate-income households as discussed in the 2020 General Plan

Annual Progress Report. In particular, larger ADUs that are two or more bedrooms were found to be affordable to low-income households. As shown in **Figures 2-22, 2-23, and 2-24**, the inclusion of ADUs in these low-density areas will help further fair housing and allow the City to continue to become more inclusive.

In addition to ADUs, **Figures 2-22, 2-23, and 2-24** show that the Proposed RHNA sites shown in **Figure 2-21** (basemap for **Figures 2-22, 2-23, and 2-24**) were carefully placed to help further fair housing by placing housing required for the RHNA in either an area that is more predominantly White or that is of lower income which continues to encourage inclusion within the City.

Figure 2-21
Existing and Proposed Affordable Housing Locations in Poway

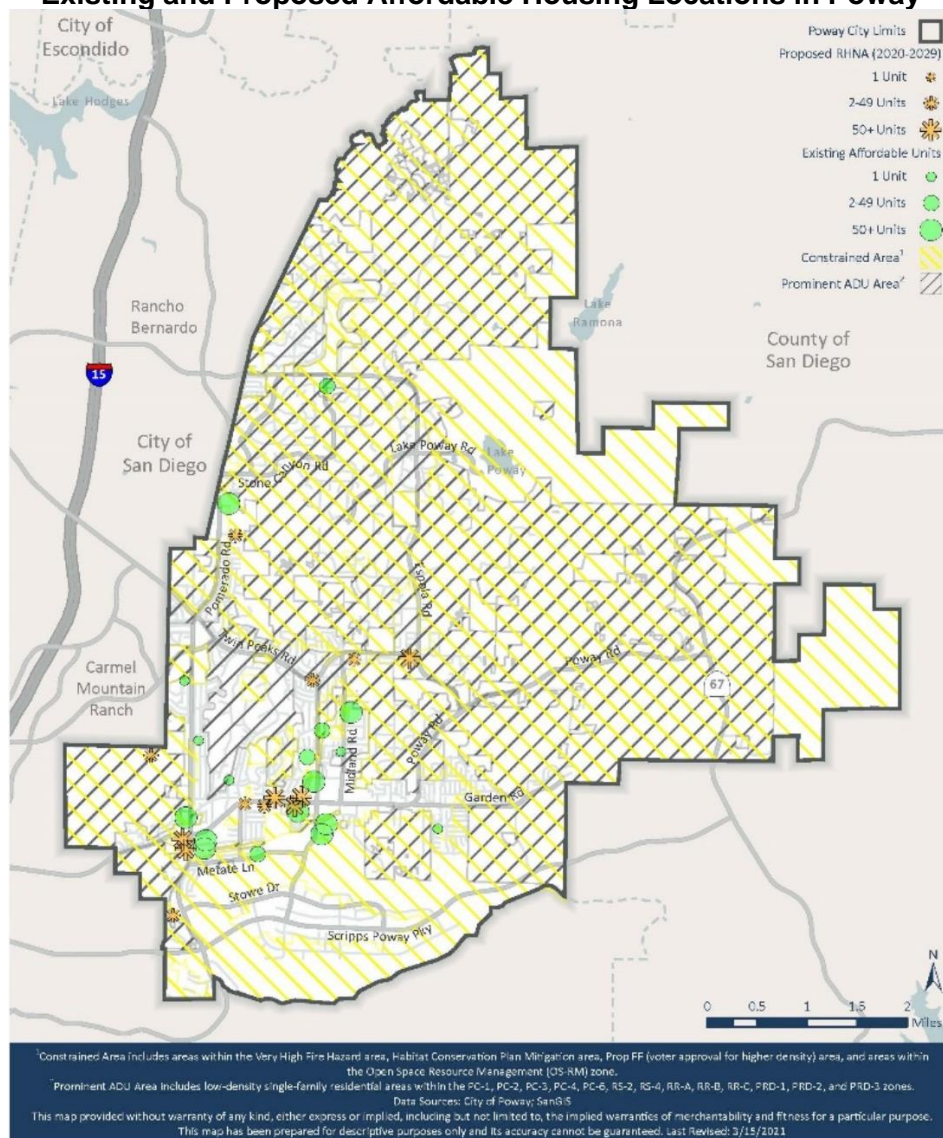


Figure 2-22 shows the proposed candidate sites to meet the very low and low-income RHNA for Poway (Proposed RHNA) in relation to the location of residents of Hispanic origin. As shown, the Proposed RHNA sites are predominantly located in areas with a low or moderate, not a high, percent of residents of Hispanic Origin. Similarly, the Prominent ADU areas are also located in areas with a low, not high, percent of residents of Hispanic Origin. These objectives for the affordable sites inventory will help proposed very low and low-income RHNA candidate sites coupled with prospective ADU sites within Prominent ADU Areas to be located in areas in need of inclusion and will help further fair housing and are well dispersed throughout the City and will not further concentrate low- and moderate-income residents.

Figure 2-23 shows the Proposed RHNA sites in relation to the location of Non-White residents. As shown, none of the Proposed RHNA sites are located in areas with a high percent of Non-White residents and are predominately located in areas of low and moderate, not high, concentrations of Non-White residents. Similarly, the Prominent ADU areas are also located in areas with a low, not a high, percent of Non-White residents. These objectives for the affordable sites inventory will help proposed very low and low income RHNA candidate sites coupled with prospective ADU sites within Prominent ADU areas to be located in areas in need of inclusion and will help further fair housing and are well dispersed throughout the City and will not further concentrate low- and moderate-income residents.

Figure 2-24 shows the Proposed RHNA sites in relation to the location of Low/Moderate (LMI) block groups within the City of Poway. The LMI block groups represent areas with the highest concentration of low- and moderate-income residents within the City. As shown, the Proposed RHNA sites are predominantly located in areas not within LMI block groups despite historic trends showing the majority of existing affordable housing units are located within these LMI block groups. Similarly, the Prominent ADU areas are also located in areas not within LMI block groups. These objectives for the affordable sites inventory will help proposed very low and low-income RHNA candidate sites coupled with prospective ADU sites within Prominent ADU Areas to be located in areas in need of inclusion and will help further fair housing and are well dispersed throughout the City and will not further concentrate low- and moderate-income residents.

Figure 2-22
Candidate Sites – Ethnicity Analysis

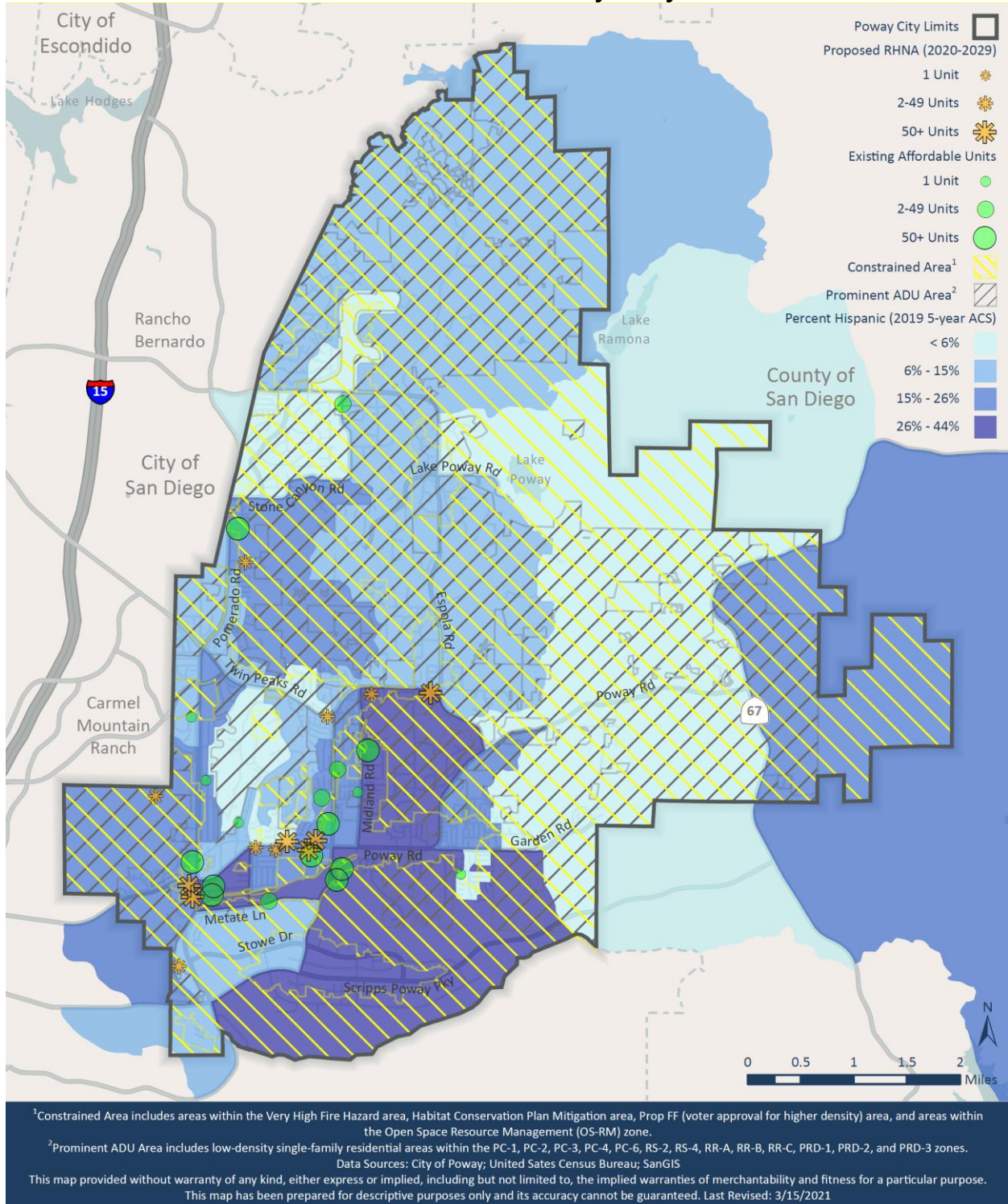


Figure 2-23
Candidate Sites – Racial Analysis

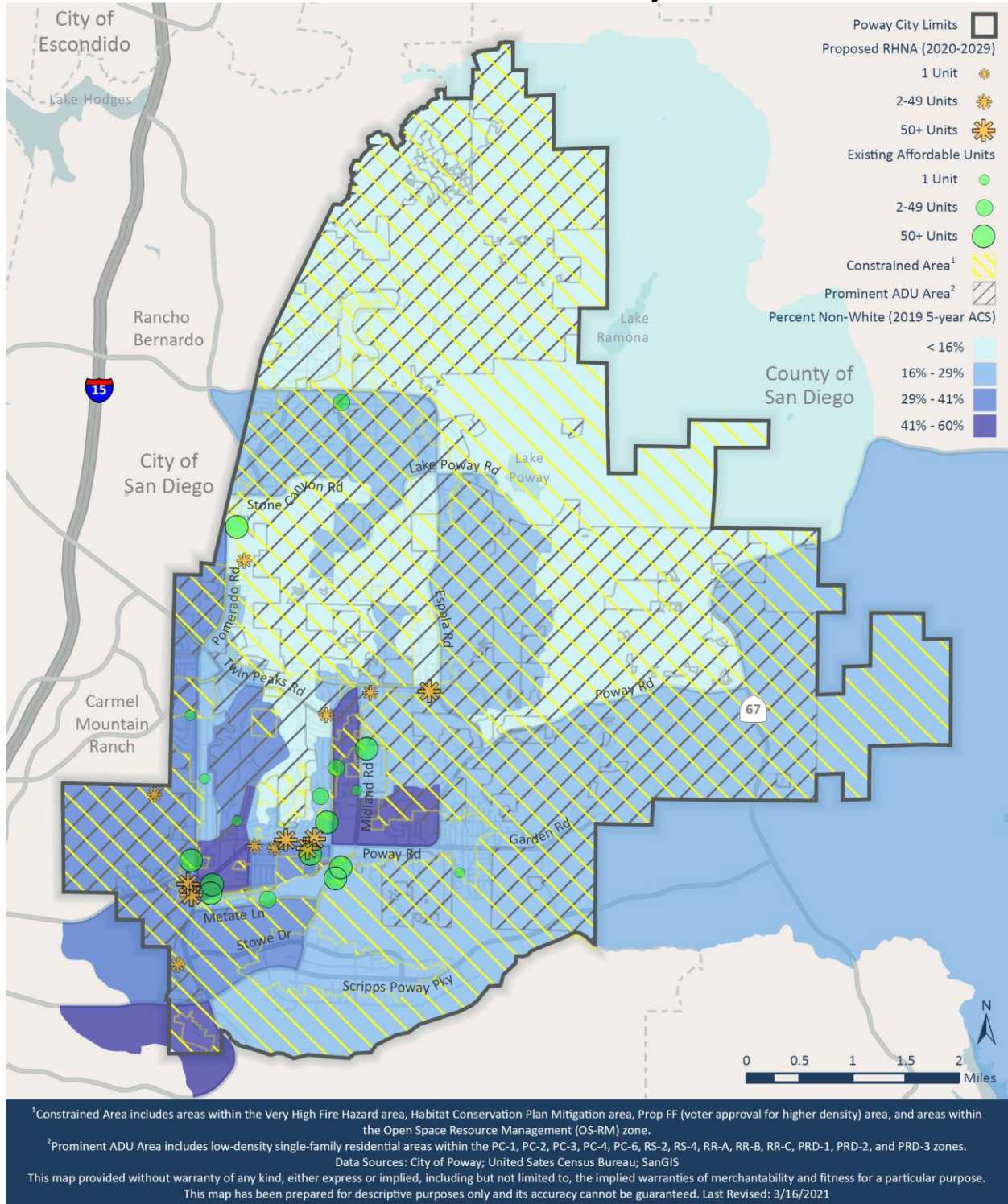
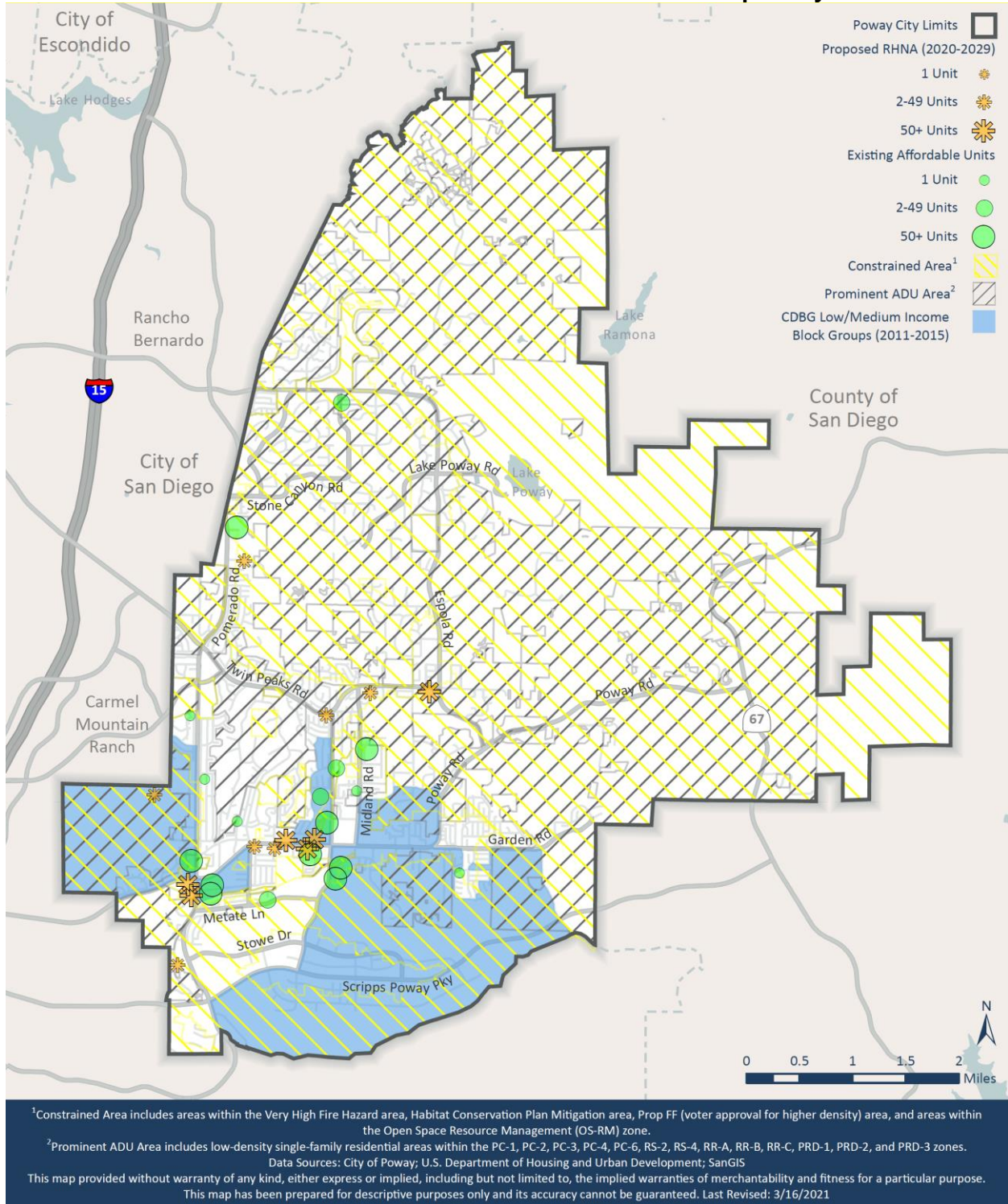


Figure 2-24
Candidate Sites – Low/Moderate Income Block Group Analysis



Overcrowding

Overcrowding, defined as more than one person per room (*including dining and living rooms but excluding bathrooms and kitchen*). The California Department of Finance estimated 3.08 persons per household in Poway in 2019. A lower percentage of households in Poway (3.1 percent) are living in overcrowded conditions than the County (7.9 percent). Regionally, census tracts with overcrowded households are concentrated in Escondido, San Marcos, and Vista. However, there are no census tracts within Poway that are above the statewide average of 8.2 percent (**Figure 2-1**). In the County, overcrowding tends to affect renter households disproportionately, with 9.5 percent of all renter households compared to nearly 3.6 percent owner households being overcrowded. In the City of Poway, trends are similar where 1.8 percent of owner households experience overcrowding and 6.8 percent of renter occupied households live in overcrowded conditions. To address the needs of overcrowding in the region, HCD’s RHNA Determination included an overcrowding adjustment of 3.09 percent, which added 38,700 housing units to the regional housing need to alleviate overcrowding in the region. Therefore, this factor has already been accounted for in the RHNA allocations by jurisdiction

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. Similar to any housing problem trends, Black, American, Indian, Hispanic, and non-white Other households experience cost burdens at a higher rate than White and Asian households. Additionally, the elderly population shows high incidences of cost burden due to housing problems.

**Table 2-55
Any Housing Problems by Tenure and Race**

With Housing Problem	White	Black	Asian	Am Ind	Pac Islander	Hispanic	Other
Poway							
Owner-Occupied	10%	0.085%	2.4%	0%	0%	1.9%	0.34%
Renter-Occupied	19%	1.6%	3%	0.2%	0%	12.1%	.99%
All Households	4.8%	0.41%	0.8%	0.064%	0%	3.14%	0.2%
San Diego County							
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43%	35.6%
Renter-Occupied	50.9%	62.3%	51.5%	52%	60.9%	67.1%	55.2%
All Households	38.9%	55.4%	41%	38%	51.6%	57.7%	46.9%

Source: HUD CHAS 2013-2017

**Table 2-56
Cost Burden for Elderly and Large Households by Tenure**

With Housing Problem	Elderly (Renter)	Large HH (Renter)	Elderly (Owner)	Large HH (Owner)
Poway	25%	10.6%	29%	1.1%
San Diego County	59.8%	56%	33.5%	31.3%

Source: HUD CHAS 2013-2017

Affordability could be a barrier to housing for persons with disabilities or special needs populations who rely on Supplemental Security Income (SSI) as their primary source of income, which ranges

from \$954 to \$1,776, depending on their qualifications. Households may experience cost burden when SSI incomes are not adequate to pay for rent and not increasing at rates comparable to rent increases. According to **Table 2-22**, there are limited and possibly no affordable rental options for SSI recipients without spending more than 30 percent on housing. The highest concentration of renter-households experiencing cost burdens are located on the central and adjacent westerly census tracts within the City (**Figure 2-25**). There is no high concentration of owner-households experiencing cost burdens within the City (**Figure 2-26**). The census tracts in the southern portion have high minority concentration (especially Hispanic) and low- and moderate-income households, while the northern portion is considered an area of affluence.

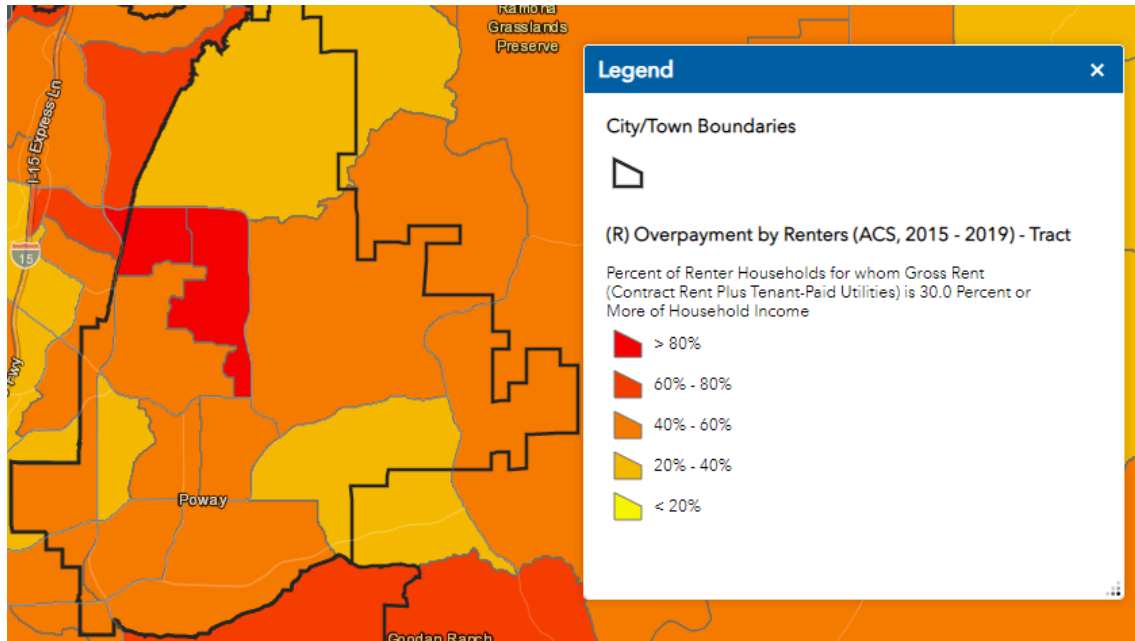
The percentage of Poway households which overpaid for housing was at 33.6 percent by 2016. Overpayment affected 11.8 percent of renter households and 21.7 percent of owner households. Overpayment was more prevalent among households in the above moderate-income category, making up 8.6 percent of total households, 8.1 percent of which were owner households. The rest of the income categories of owner households had overpayment rates between 2.9 and 4.4 percent. Very low-income renter households had the highest overpayment rate of 3.8 percent compared to other renter households similar to that of the low income and extremely low-income categories. These rates steadily decreased with an increase in income category to 0.5 percent (the above moderate-income category percentage).

According to the 2014-2018 ACS, renter households in the County of San Diego were more severely impacted by cost burden. About 62 percent of renter households experience cost burdens regardless of income level compared to 36 percent of owner households. Among both owner and renter households, the extremely low-income households faced the greatest burden.

For lower income renters, severe cost burdens can require separate families to share housing arrangements, resulting in overcrowding and related problems. In the event of a loss of income or unemployment, or other unexpected costs (such as healthcare expenses), lower income renter households could be at risk of becoming homeless.

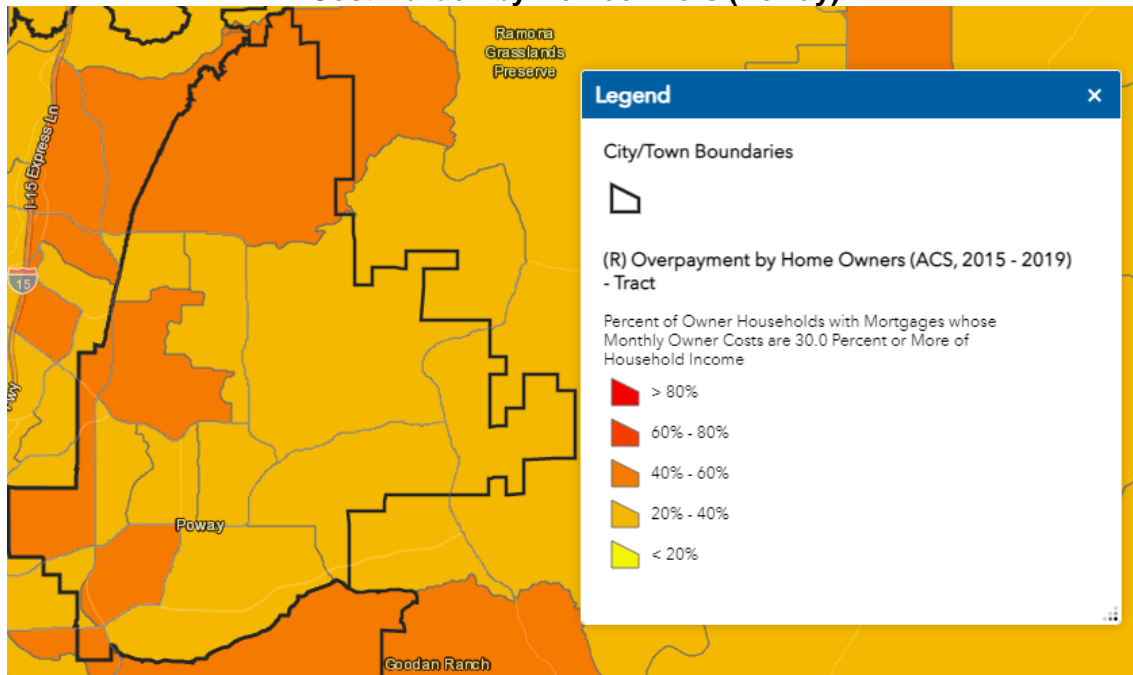
Figure 2-25
Cost Burden by Renters (Poway)

City of Poway Community Profile



Source: AB-686/AFFH Data Viewer

Figure 2-26
Cost Burden by Homeowners (Poway)



Source: AB-686/AFFH Data Viewer

Substandard Conditions

The City estimates about 35 percent (5,645 units) in Poway are in substandard condition. This figure is based on from the CHAS which measures household problems that have an incomplete kitchen facilities, incomplete plumbing facilities, and more than one person per room.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 50 percent of housing is older than 50 years the in City of Poway. Most of housing in Poway was built between the years 1970-1979 and 1980-1989, suggesting a majority of housing is aged 41-51 years and major rehabilitation improvements are needed.

Table 2-57
Poway Age of Housing

Year Structure Built	Number	Percent
2000 or later	1,623	9.8%
1990 to 1999	2,298	13.9%
1980 to 1989	3,351	20.4%
1970 to 1979	5,733	34.8%
1960 to 1969	2,100	12.8%
1950 to 1959	1,085	6.6%

City of Poway Community Profile

1949 or earlier	275	1.7%
Total Housing Units	16,465	100.0%

Source: American Community Survey 2014-2018.

The City has evaluated selected characteristics related to existing housing conditions collected from the 2014-2018 ACS 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. About 72 percent of the County's housing stock is at least 30 years old and it is estimated that approximately 5 percent (8,750 units) of the County's housing stock is in need of minor repairs or rehabilitation.

Persons Experiencing Homelessness

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 jurisdictions in addressing the needs of persons experiencing homelessness. The 2020 RTFH Count provided a statistically adjusted population of fifteen persons experiencing homelessness in Poway making up 0.2 percent of the total for the San Diego County. This is significantly lower compared to the County where the 2020 RTFH reported 7,619 persons experiencing homelessness.

Displacement Risk

There are no units currently at-risk of converting to market-rate within the next 26 years. The City has a past history of successfully negotiating extensions with the owners of existing affordable units to allow units to remain affordable for long time periods through different funding methods. Many units within the City are designated affordable in perpetuity. Based on this, there is not a displacement risk associated with the City's current affordable housing stock. None of the housing strategy sites (Proposed RHNA in **Figure 2-23**) contain existing housing with deed restricted low-income tenants who will be displaced if the sites redevelop. This is discussed further in the Site Analysis of the Residential Sites Inventory in **Chapter 4**. To the extent that there is existing housing, all housing must be replaced under the City's Zoning Ordinance and SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates. Investments combined the movement of people contribute to neighborhood change. In Poway, public investment is not focused in one area of the City. However, the adoption of the Poway Road Specific Plan allows for more dense housing than the northern part of the City which could result in more private investment along the Poway Road corridor with the potential to contribute to displacement in the surrounding areas containing older housing units as new

residents locate in this area wanting to be closer to goods and services. Recent research shows that Poway has not been at a high risk for displacement.

The Urban Displacement Project (UDP) is a research and action initiative of UC Berkeley that conducts data-driven research toward more equitable and inclusive futures for cities. The UDP website includes interactive maps that indicates changes in neighborhood characteristics contributing to displacement. Snapshots of some of these maps for the Poway area have been included in **Figures 2-27** and **2-28**. Two key factors of displacement are the loss of low-income households in increases in rent. **Figure 2-27(A)** shows the southern and central parts of the City experienced the highest levels of changes in median income, while most of these areas also experiences the highest changes in median gross rent. **Figure 2-28** indicates that there has been an overall increase in the percentage of burdened renter households throughout the City. The UDP Gentrification and Displacement map for Poway (**Figure 2-29**) indicates that a majority of the City is classified as “Stable/Advanced Exclusive” or “Stable Moderate/Mixed Income” except for one census tract at the western part of the City that is classified as “At Risk of Becoming Exclusive.” This shows that displacement risk is low for most market-rate single-family and multi-family housing units. This map also displays the City of San Diego, El Cajon, National City, and La Mesa either are susceptible to displacement or there is ongoing displacement.

As discussed in **Table 2-28**, over one-third of household are overpaying for housing. Almost twice the number of owners are overpaying compared to renters. This suggests that rentals are more affordable than ownership units. **Table 2-23** shows rents have increased by 59 and 44 percent for one- and two or more-bedroom apartments between 2011 and 2021. Conversely, **Table 2-9** shows household income Poway has only increased by less than one percent over a similar 10-year span, 2010 to 2020. This shows that housing costs continue to increase at a significantly higher rate than the incomes. To combat this trend, the San Diego region accepted the maximum possible RHNA allocation for this 6th housing element cycle to help build sufficient housing to bring down housing costs and to boost the economy with construction jobs. The City of Poway was allocated its equitable share of the RHNA based on the chosen methodology for distribution.

Figure 2-27
Displacement Indicators
(A) Change in Median Household Income (2000-2015)



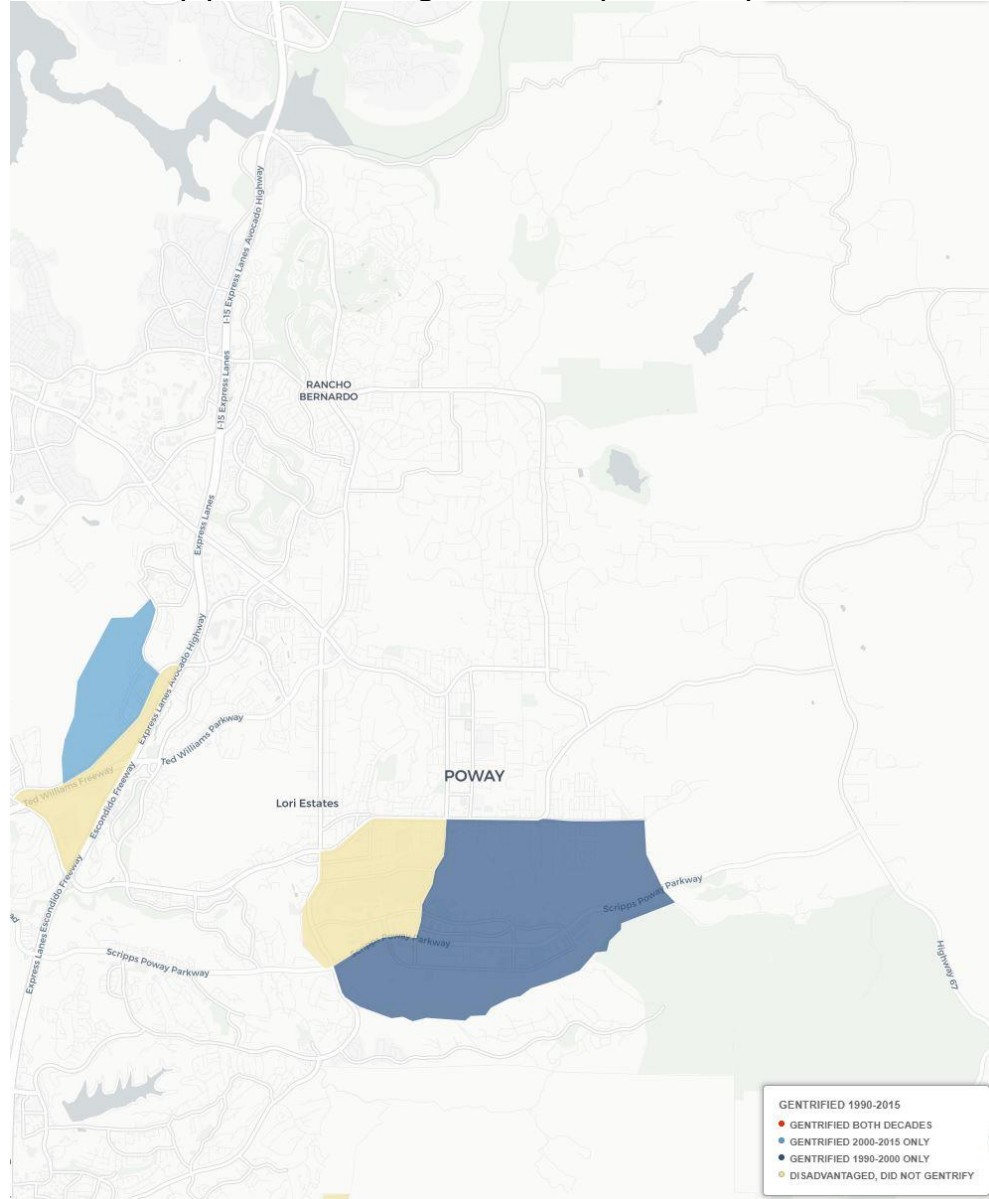
Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

Figure 2-27
Displacement Indicators
(B) Change in Median Gross Rent (2000-2015)



Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

Figure 2-27
Displacement Indicators
(C) Gentrified Neighborhoods (1990-2015)



Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

Figure 2-28
Change in Cost Burdened Households
(A) Burdened Renter Households (1990)



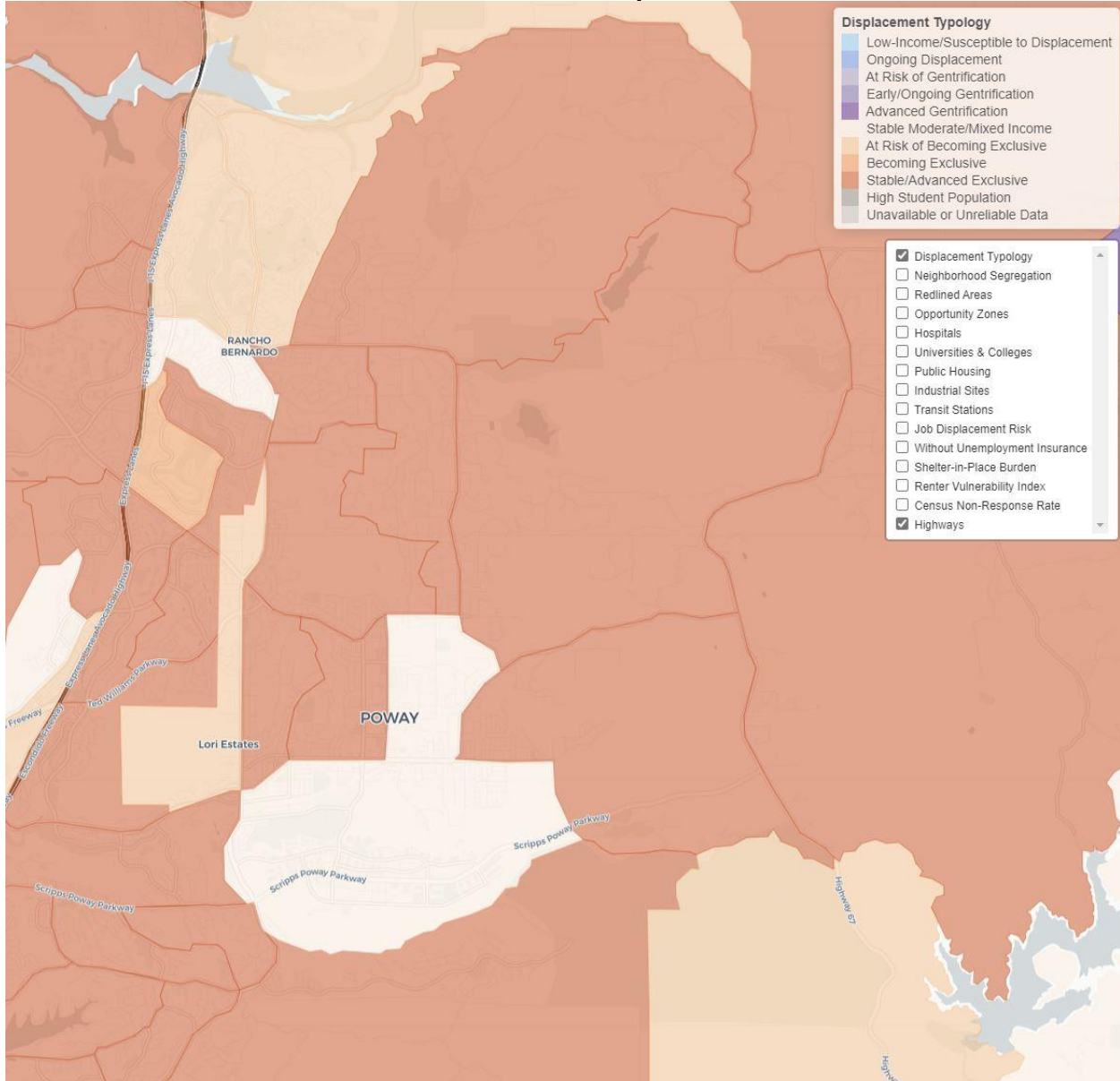
Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

Figure 2-28
Change in Cost Burdened Households
(B) Burdened Renter Households (2015)



Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

**Figure 2-29
Gentrification and Displacement**



Source: Urban Displacement Project Maps: Los Angeles, San Diego, and Orange County

Disproportionate Housing Needs

The fair housing assessment found a need for affordable housing for people with disabilities and adequate housing for large families both regionally and locally. The Procedure for Reasonable Accommodation Requests is a 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. The City incentivizes The First Time Homebuyer Assistance Program (SHOP) which provides financial assistance to low- and moderate-income households to purchase a home in Poway. In addition, the City encourages the approval of ADUs by streamlining the review process. As previously discussed, there are no census tracts within the City of overcrowded households. Figure 2-25 and Figure 2-26 show the census tracts with the highest concentration of cost burdened households. Renter-households experiencing cost burdens are located on the central and adjacent westerly census tracts within the City and there is no high concentrations of owner-households experiencing cost burdens within the City. Those experiencing high-cost burdens are increasing both regionally and locally with increasing housing costs. Locally, this is more prevalent, with Poway being an area of affluence.

7. Socioeconomic Comparison Between the City of Poway and San Diego County

According to the five-year ACS, in 2018, households in Poway have a median annual income of \$105,732, which is \$30,832 more than the County of San Diego, \$74,900. One potential reason behind this wage gap could be because the County is made up of 18 cities with median household incomes ranging from \$38,849 (National City) to \$157,446 (Del Mar). The racial/ethnic wage gap between Whites and non-Whites, specifically Hispanics, could also be an issue. In both the City and County, the top three highest average salaries are given to Asians, Whites, and those with two or more races, respectively. In Del Mar and Poway, both had low Hispanic populations, 7.28 percent and 18.1 percent respectively, and high median income levels. This contrasts with National City, a city with a Hispanic population of 63.8%, who had the lowest income levels within the County.

In the County of San Diego, the three largest ethnic groups in order are White (Non-Hispanic), White (Hispanic), and Asian. In the City of Poway, the three largest ethnic groups in order are White (Non-Hispanic), Asian, and White (Hispanic). After comparing the Hispanic population in the City and County, interestingly San Diego County's Hispanic population continues to slowly grow each year at a similar rate with the City of Poway.

With Whites being the largest population in the City and County, the racial group was more likely to experience more significant impacts than other groups. They were the most common racial/ethnic group living below the poverty line in Poway and San Diego County. Approximately 403,000 out of the 3.22 million living in the County of San Diego are unhoused, and the largest demographic living in poverty is women aged 25-34. Approximately 3,260 out of the 49,300 living in the City of Poway are unhoused, and the largest demographic living in poverty is women aged 55-64. One hypothesis as to why women were more likely to be unhoused was because, in the City and County, women made approximately \$16,000 less than their male counterparts. Poway's 2018 median property value was \$658,000 while San Diego's was \$606,200.

Summary Assessment of Contributing Factors to Fair Housing Issues

Regional Contributing Factors to Fair Housing Issues

The AI identifies the following regional impediments to fair housing within jurisdictions in San Diego County:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups;
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates;
- County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City;
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited;
- Fair housing enforcement activities, such as random testing, are limited;
- Patterns of racial and ethnic concentration exist in the region; and
- Access to opportunity is a somewhat substantial issue within San Diego County and more so amongst minority groups. In San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rate. Black residents were most likely to reside in areas with the lowest environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation.

The AI also identified jurisdiction-specific impediments. The AI identified impediments specific to Poway. The AI stated zoning amendments are needed to comply with State law related to density bonuses, accessory dwelling units, and emergency shelters, Low Barrier Navigation Centers (LBNC), transitional and supportive housing, and farmworker employee housing.

Local Contributing Factors to Fair Housing Issues in Poway

As discussed previously in this Chapter's fair housing analysis, the contributing factors to fair housing issues in Poway are listed below. These contributing factors are listed in order of priority by the City, from highest contributing factor to lowest contributing factor, to assist the City in furthering fair housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA. Thereafter, factors not found to contribute to fair housing issues in Poway are listed in no particular order.

Local Contributing Factors to Fair Housing Issues in Poway

1. Poway's proportion of non-Hispanic White is higher compared to that of the San Diego region, with 64 percent compared to 44 percent, however, trends show that Poway is becoming more inclusive (**Table 2-6**). The non-Hispanic White population decreased from 2000 to 2020 by 5,236 persons in Poway (from 77 percent to 64 percent), whereas, during the same duration, the region only experienced a three percent decrease. Many nearby jurisdictions even had increases in non-Hispanic White population over the same time period. Between 2000 and 2020, Poway experienced a large increase in the Hispanic or

Latino population, but there were also marginal increases in the Other or Two or More Race category and the Asian or Pacific Islander populations. Poway's Hispanic or Latino population is 19.3 percent for 2020 (up from 10.4 percent in 2000), with the region having 36.1 percent (up from 26.7 percent). The African American population decreased slightly by 3.8 percent within the region during the same time period, but increased in Poway (three percent).

2. Poway's White (not Hispanic or Latin) racial or ethnic group scored higher than 60 on the dissimilarity index, indicating that this group is identified as a segregated group. A segregated group has a larger disparity or separation in statistical populations for any one race/ethnic group in comparison to regional averages. **Figure 2-2** shows the dissimilarity between each of the identified race and ethnic groups. The White (not Hispanic or Latino) population within Poway shows an index score of 64.6 percent, according to the 2019 U.S. Census population estimates. Low levels of segregation within Poway are also found amongst the Hispanic or Latino (17.4 percent) group and the Asian alone (11.6 percent) group.
3. **Table 2-54** shows that 6.7 percent of Poway's population is below the federal poverty level and more so amongst Black or African American alone, Native American, and other populations.
4. As discussed in **Table 2-27**, over one-third of households in Poway are overpaying for housing. Almost twice the number of owners are overpaying compared to renters. This suggests that rentals are more affordable than ownership units. **Table 2-23** shows rents have increased by 59 and 44 percent for one- and two or more-bedroom apartments between 2011 and 2021. Conversely, **Table 2-9** shows household income in Poway has only increase by less than one percent over a similar 10-year span, 2010 to 2020.
5. **Figure 2-23** shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. As shown, the majority of the City is constrained because of areas within the Very High Fire Hazard area, the Habitat Conservation Plan Mitigation area, the Proposition FF (voter approval for higher density) area, and areas within the Open Space Resource Management (OS-RM) zone. While some of these constrained areas allow for low density single-family residences, much of the area is preserved open space. However, because of the prevalence of large lot single-family residences, these constrained areas present an opportunity to construct ADUs and JADUs. Approximately 325 prospective ADUs are anticipated to be constructed during the 6th housing element cycle in areas anticipated to further fair housing. With ADUs and the adoption of the PRSP, the City has the ability to meet the anticipated future affordable housing needs of the community. However, it's important to note that many of the constrained areas have limited or no access to sewer or water and are missing essential services and access to employment centers, transit, commercial retailers with grocers, medical services, community facilities and services like libraries and the Mickey Cafagna Community Center, and parks, etc. While the ADU's will help further fair housing by integrating multi-family uses in single-family residential areas, most prospective ADU sites are away from essential services and areas of opportunity. Conversely, the PRSP area is surrounded by essential services and is considered an ideal area of opportunity. The proposed affordable sites within the PRSP from **Table 4-5** coupled with ADUs are dispersed throughout the community to further fair housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA.

6. Commutes for over 40 percent of Poway residents were shown to be greater than 30 minutes (over five percent had commutes greater than one hour). Due to the limited transit routes and limited jobs within a 30-minute trip (15,312 jobs) in Poway, only 1.29 percent of Poway residents used public transit. Poway's transit performance score was roughly half of other jurisdictions noted in the AI with 432 transit trips within a half mile of the City and only two transit routes within a half mile of the City.
7. The AI identifies Poway experienced three hate crimes from 2013 to 2018. Two crimes were because of religious discrimination, and one was because of sexual orientation. These crimes made up 0.6 percent of the total hate crimes within the San Diego region. In 2019, a hate crime shooting in Poway made national news that was related to religious discrimination.
8. The AI identifies linguistic isolation impediments where 42.6 percent of Poway residents who speak a language other than English at home speak English less than "very well". Although this vulnerable population comprises 11.1 percent of the total population within the City, potential hindrances to fair housing choice still arise.
9. The AI discovered that when looking at the lending outcomes by race/ethnicity and income in San Diego County, approval rates for Black and Hispanic applicants, were well below the approval rates for White and Asian applicants in the same income group in 2012. These gaps had narrowed somewhat in 2017, but were still present. Black applicants consistently had the lowest approval rates compared to other racial/ethnic groups in the same income groups.
10. According to AI, approximately 60 percent of housing units in the San Diego County region are single-family dwellings, with Poway having a much larger proportion of this housing type in comparison to other localities in the region (e.g., El Cajon). In 2019, 79.1 percent of the housing stock in Poway were single-family dwellings. Also, 16 percent of dwellings in Poway were multi-family (e.g., duplexes, apartments, townhomes). Of which, 2.4 percent were in projects with two to four units and 13.6 percent had more than five units.

Local Factors Not Found to Contribute to Fair Housing Issues in Poway

1. The City does not have any racially or ethnically concentrated Census Tracts RECAPs as identified by HUD.
2. As shown in **Figure 2-17**, most of Poway is classified as "High Resource," with only one area within the South Poway Business Park in the southern portion of Poway classified as "Moderate Resource (Rapidly Changing)." The moderate score within South Poway Business Park area is because the area includes largely industrial uses, including General Atomics, where housing is not permitted. There is a limited number of retailers and hoteliers in the South Poway Business Park, but no public transit despite petitions to SANDAG, CALTRANS and MTS to include multi-modal corridors along Scripps Poway Parkway and the Highway 67.
3. The UC Davis Regional Opportunity Index (ROI) shows that the majority of residents within Poway have a high level of access to opportunity throughout the majority of the City, with only two Census Tract showing a low level of access to opportunity. No Census Tracts were shown as having the lowest level of access to opportunity. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all Census Tracts in Poway are classified with either "High" or "Moderate Resource (Rapidly Changing)" designation. The ROI Report for Poway notes air quality, health and environment, and access to

supermarkets as areas that would strengthen Poway's ROI. The area of concern, northern Poway, has its closest supermarket is at Pomerado Road and Espola Road, which is generally one to two miles from most areas of low opportunity and likely the cause for the "low" rating. It is also important to note that northern Poway is subject to many constraints and is largely within Very High Fire Hazard Areas, biologically sensitive habitat areas, and open space resource areas.

4. The Urban County's CalEnviroScreen scores by census tract in Poway range from 3.73 to 16.25 amongst the 10 census tracts in Poway. This is low in comparison to low- and moderate-income areas throughout the region as shown on **Figure 2-20** denoting that Poway has low environmental health issues.
5. Analysis within the AI shows that in Poway, four of its 12 schools (33 percent) are Title I Schools.
6. The unemployment rates of the Urban County indicated in the AI show that Poway had slightly lower unemployment rates (2.2 percent) than overall San Diego County (2.8 percent) in 2017.
7. County HCD determines qualifications for Section 8 Housing Choice Voucher requests for all residents who apply, and the program is funded federally.
8. There are no existing affordable units at-risk of converting to market-rate within the next 26 years.

State and Federal Contributing Factors to Fair Housing Issues for Consideration

Other contributing factors to fair housing and social equity issues not discussed in this analysis that the State and region should consider analyzing to further fair housing include:

1. Fair housing legislation may affect opportunities for “smart growth.” Smart growth includes building denser housing units near transit and walkable areas with access to essential services. The objectives for fair housing in Poway suggest that new affordable housing developments should be placed away from smart growth areas, also considered to be areas of opportunity, in order to create less segregation in low-density residential areas that are away from public transit and essential services. Low-income households may be affected financially if they live farther away from these services without access to public transit.
2. Fair housing legislation may impact habitats and increase wildfire risk when affordable housing developments are encouraged to be constructed in areas where housing would typically be limited to low-density single-family residences. These constrained areas have limited or no access to sewer or water and are often missing essential services and access to employment centers, transit, commercial retailers with grocers, medical services, community facilities and services like libraries and the Mickey Cafagna Community Center, and parks, etc. Construction within rural areas is also more expensive due to access and utility improvements and mitigation requirements.
3. Fair housing legislation may impact industrial parks where housing is currently limited. Fair housing initiatives suggest that housing should be built within areas like the South Poway Business Park near military aircraft manufacturing and other potentially obtrusive industrial businesses.
4. Fair housing legislation should help guide new public transit infrastructure funding, especially transit to job centers (South Poway Business Park). This will provide better access to job centers for all people. Despite Poway requesting that the SANDAG Regional Transportation Plan include funding for a multi-modal corridor along Scripps Poway Parkway providing regional access to the South Poway Business Park, a designated Tier 3 Employment Center, no funding was provided.
5. Fair housing legislation should help locate tenants of affordable housing projects regionally near their place of work in order to reduce commute times and transportation costs. Over 90 percent of workers who live in Poway commute to areas outside of Poway for work with an average commute time of 24 minutes according to a recent SANDAG commuting survey.
6. Fair housing legislation may guide funding to construct deed-restricted affordable housing. The criteria may not be appropriate, however, if it brings tenants away from essential services and areas of opportunity.
7. Current State legislation subsidizes affordable housing projects in high-income areas to promote fair housing and social equity. However, these subsidies could be used in lower-income communities to help provide more essential services or two to ten times more housing units than one housing unit in an affluent community. In 2019, Poway Planning Division staff analyzed affordable housing subsidies. The analysis showed that a larger

RHNA allocation of affordable housing units in affluent jurisdictions will result in a substantially reduced amount of housing units built in the region. There is a fixed amount of housing subsidies for affordable housing regionally and using that money to fund affordable housing projects in affluent jurisdictions results in a significantly less number of affordable housing units built in the region. For example, a two bedroom/two bathroom condominium in an affluent community selling for \$900,000 (\$5,000 mortgage) requires a \$4,000 monthly housing subsidy for a low-income household that is required to pay no more than \$1,000 per month towards housing. Conversely, a \$250,000 condominium (\$1,500 mortgage) in a less affluent community only requires a \$500 subsidy. In this scenario, eight housing units can be built in the less affluent community for every one housing unit built in the more affluent community. The legislation is diverting funds away from the areas that need it most and this appropriation of funds could be increasing the racial/ethnic disparity. By providing funds into less affluent areas, these areas become more attractive to all prospective tenants to further fair housing. SANDAG representatives stated “The regional housing needs allocation plan (RHNA) shall further all of the following objectives” including “allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the Countywide distribution of households in that category from the most recent ACS.”

8. Sufficient funding to jurisdictions to construct the affordable housing requirements of the RHNA is desperately needed. Lack of funding is the primary constraint to the provision of affordable housing construction.
9. The State and Federal government need to analyze constraints to the provision of housing at both the State and Federal level. There are numerous State constraints to the provision of housing related to prevailing wages, California building and fire codes, stormwater and landscape requirements, unfunded State mandates, and requirements of the California Environmental Quality Act (CEQA). Requirements for Development Impact Fees (e.g., affordable housing in-lieu fees), solar, larger framing, ADA requirements, fire sprinklers and hydrant requirements are all housing constraints that are mandated by the State.
10. The State should consider providing down payment subsidies for the construction of new housing units so property owners and developers do not have to pay between a 30 and 40 percent down payment in order to construction a house or apartment complex which is a significant barrier to entry for housing construction.
11. When will the State address solutions for the provision of single- and double-occupancy housing units (studios and one-bedrooms) that generally require more subsidies to be considered affordable?
12. The State should analyze density bonus law requirements that affordable housing units are on the same lot or at the same or similar floor area to market-rate housing units. For example, a 3,000 square-foot four-bedroom affordable unit could be two 1,600 square-foot 4-bedroom twin-homes to allow for more housing units to be constructed. This allows developers to earn more revenue on the housing project. Typically, developers are not able to mix financing of deed restricted affordable housing and market rate housing units,

and allowing for developers to build affordable units off-site, but within the same jurisdiction, would increase the use of the program.

13. The State continues to impose zoning regulations on jurisdictions (e.g., ADUs and JADUs on single-family residential lots, Density Bonus Law, increased density in transit areas). The RHNA is designed to be the tool to meet the housing needs of the State and allow jurisdictions to determine their zoning regulations and density based on the unique circumstances of the jurisdictions and the State should allow localities to meet their needs without State intervention.
14. State ADU laws also drive up housing prices up. Allowing multi-family residences in single-family residential zones lures investors to compete with homebuying families and are partly the reason for housing price increases.
15. Low-mortgage interest rates also drive up housing prices and subsequently rental rates thereafter rise. Caution should be taken when reducing interest-rates and rising prices should be considered.
16. In the United States, deed restrictions and restrictive covenants on certain races in certain areas were an instrument for enforcing racial segregation in most jurisdictions and regions, becoming widespread in the 1920s, and proliferating until they were declared unenforceable in 1948 when the Supreme Court struck down racial covenants (*Shelley v. Kraemer*). The State should analyze how these covenants have affected fair housing and segregations throughout regions in the State.

Contributing Factor Conclusions and Actions to Further Fair Housing

The analysis conducted in this section regarding fair housing issues within Poway were largely related to economic pressures including lack of funding to construct and subsidize affordable housing and lack of funding or legislation for higher incomes, lower rents, lower housing down payments (both construction and purchase loans), and lack of funding for resale and construction costs. The following includes a reduced prioritized list of primary contributing factors with a bulleted rationale for the reason for the contributing factor:

Segregation and Integration

- Displacement of residents due to economic pressures

Racially and Ethnically Concentrated Areas of Poverty

- Displacement of residents due to economic pressures
- Land use and zoning laws, particularly State laws related to restrictions within Very High Fire Hazard Areas and habitat and open space areas (constrained areas)

Disparities in Access to Opportunity

- Land use and zoning laws, particularly State laws related to restrictions within Very High Fire Hazard Areas and habitat and open space areas (constrained areas)

- Lending Discrimination

Disproportionate Housing Needs, Including Displacement Risks

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lending Discrimination

Outreach

- Lack of language access

Trends in race and ethnicity show that Poway is becoming inclusive for minority groups at a similar rate as the region and comparatively is becoming more inclusive than other jurisdictions in the region. Housing costs continue to increase at a significantly higher rate than the incomes. To combat this trend, the San Diego region accepted the maximum possible RHNA allocation for this 6th housing element cycle to help build sufficient housing to bring down housing costs and to boost the economy with construction jobs. The City of Poway was allocated its equitable share of the RHNA based on the chosen methodology for distribution. Development of ADUs after the adoption of the updated ADU regulations in accordance with State Law in late 2019 equated to approximately double the number of ADUs being permitted. The City also adopted regulations allowing for larger, up to 1,500 square-foot ADUs to accommodate large families in need of housing. In addition, based on comparable analysis, ADUs are anticipated to be affordable to low- and moderate-income households as discussed in the 2020 General Plan Annual Progress Report. In particular, larger ADUs that are two or more bedrooms were found to be affordable to low-income households. As shown in **Figures 2-22, 2-23, and 2-24**, the inclusion of ADUs in these low-density areas will help further fair housing and allow the City to continue to become more inclusive. Further, as shown in **Table 4-5**, the Proposed RHNA sites were carefully placed in areas throughout the City to provide a balanced mix of housing options and choices and to help further fair housing. Chapter 4, Section 4 (Sites Analysis), provides detailed data for each RHNA site based on Census Block data using the AFFH data contained herein. Racial/ethnic inclusion within the City is encouraged by placing housing required for the RHNA in either an area that is more predominantly White or that is not lower income, but that is still adjacent to essential services. Providing a supermarket within the northeast or east parts of the City would likely strengthen the ROI in these areas, but with limited housing units, is likely not a viable option for grocers. As a part of The Farm in Poway project additional recreational, retail, and restaurant opportunities will be introduced within the northeast part of the City. Specific actions to further fair housing are discussed in Chapter 6. These actions promote and affirmatively further fair housing opportunities and promote housing throughout the City for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA. These actions overcome patterns of segregation and foster an inclusive Poway free from barriers that restrict access to opportunity based on these protected characteristics.

Local Data and Knowledge

There are no known residential portions in Poway that have a pattern of residential overcrowding, however, there is a prevalence of cost burdened/overpayment households. Most of the

population living in Poway is White and the City has a higher median income compared to other jurisdictions within the County, respectively. The southern portion of Poway is an area shown for having minority concentrations and low to moderate income populations and near essential services. This suggests ethnic groups in this area tend to have a higher proportion of lower incomes which may account for the disproportionate cost burden ratios. Southern Poway includes the Mobile Home Park Zone and apartment complexes and is more prone to concentrations of poverty compared to northern Poway where a large portion of the residences consists of single-family residences. The Poway Road Specific Plan was adopted in 2017 with vision of creating an economically vibrant, family-oriented, social and cultural center for Poway that creates a unique destination to serve the community through thoughtful design, unique shopping and dining experiences. This plan strives to improve mobility, connectivity, and provide sufficient access to the corridor for all travel modes.

Proposed RHNA sites are predominantly not located in Low/Moderate Income Block Group areas and are predominately located in areas with a low or moderate, not a high, percent of residents of Hispanic Origin or that are non-White. Similarly, the Prominent ADU areas are also located in areas with a low, not high, percent of residents of Hispanic Origin. These objectives for the affordable sites inventory will help proposed very low and low-income RHNA candidate sites coupled with prospective ADU sites within Prominent ADU Areas to be located in areas in need of inclusion and will help further fair housing and are well dispersed throughout the City and will not further concentrate low- and moderate-income residents. While many of the proposed RHNA sites are located in the southern portion of the City within the PRSP area, these sites, as further discussed in Chapter 4 Sites Analysis, also have the greatest access to opportunities and are within close proximity to bus stops, public parks, schools, grocery stores and retail and employment centers including the South Poway Business Park. The majority of the City is constrained because of areas within the Very High Fire Hazard Area, the Habitat Conservation Plan Mitigation area, the Proposition FF (voter approval for higher density) area, and areas within the Open Space Resource Management (OS-RM) zone. While some of these constrained areas allow for low density single-family residences, much of the area is preserved open space. However, because of the prevalence of large lot single-family residences, these constrained areas present an opportunity to construct ADUs and JADUs within these low density areas (PC-1, PC-2, PC-3, PC-4, PC-6, RS-2, RS-4, RR-A, RR-B, RR-C, PRD-1, PRD-2, and PRD-3 zones). It's important to note that many of these constrained areas have limited or no access to sewer or water and are missing essential services and access to employment centers, transit, commercial retailers with grocers, medical services, community facilities and services like libraries and the Mickey Cafagna Community Center, and parks, etc. While the ADU's will help further fair housing, they are largely away from essential services and areas of opportunity.

Other Relevant Factors

Other contributions that affect the accumulation of wealth and access to resources include historically disinvestment, lack of infrastructure improvements, and lack of affordable housing. Historically, exclusionary housing policies such as redlining and discriminatory racial covenants reduced economic opportunities and quality of life for minorities (e.g., denying mortgages and encouraging disinvestment areas). While no redlining maps or analysis has been prepared for Poway, Census data indicates increased White population in the northern half of the City and increased Hispanic populations along the southern portion of the City with a trending decreasing White population and furthers fair housing. Census data indicates a continuous trend of decreasing White population in the City and increased minority populations, particularly in the southern portion of the City. This pattern of decreasing White populations and increasing minority populations is also observed regionally (**Figure 2-6**).

Investment trends by the City have furthered fair housing during the last 10 years. As shown in **Table 2-58** below, Poway Housing Authority investments led to four affordable housing developments including housing for special needs near bus stops and within areas with essential services. The City is now investing in the Monte Vista affordable housing site as shown in the Residential Sites Inventory in Chapter 4. Other City investments included the Mickey Cafagna Community Center for seniors, teens and youth including long term onsite older adult congregate meal services, the Poway Road Specific Plan creating higher density mixed-use development along transit routes, a Community Park improvement assessment with funding for improvements including accessible pathways and playgrounds, the Espola Road safety improvements created a safe-route to Poway High School, Twin Peaks Middle School and Tierra Bonita Elementary School which is also nearby the future Twin Peaks affordable housing site. Other improvements included the Starridge Park pathway extension and water infrastructure projects. Poway is also known for its best practices in street maintenance and every public street is scheduled for routine maintenance.

**Table 2-58
Poway Housing Authority Investments 2012-2022**

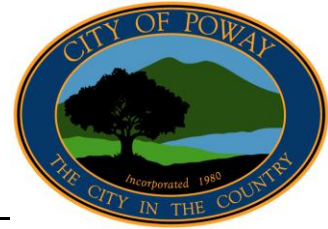
Project	Project Type	Agency Contributions	Unit Types
Apollo Apartments 13100 Poway Rd. (2020)	Senior	\$1,748,000 – housing funds Land sold to developer based on appraised value	44 total units 1 manager’s unit 17 units @ 60% AMI 12 units @ 55% AMI 11 units @ 50% AMI 3 units @ 40% AMI
Brighton Place Apartments 14045 Brighton Ave. (2010)	Multi-family	\$5,381,000 – housing funds Annual Ground Lease – Housing authority owned	77 total units 1 manager’s unit 30 units @ 60% AMI 22 units @ 50% AMI 8 units @ 40% AMI 8 units @ 35% AMI 8 units @ 30% AMI
Orange Gardens	Multi-family	\$8,846,000 – housing funds	52 total units

**City of Poway
Community Profile**

Apartments 12510 Oak Knoll Rd. (2011)		Land sold to developer based on appraised value	1 manager's unit 25 units @ 60% AMI 23 units @ 50% AMI 3 units @ 35% AMI
Villa de Vida Apartments 12341 Oak Knoll Rd. (2019)	Special Needs (Adult)	\$3,450,000 – housing funds Land sold to developer based on appraised value	54 total units 1 manager's unit 11 units @ 60% AMI 9 units @ 50% AMI 26 units @ 40% AMI 7 units @ 30% AMI

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 a jurisdiction's regulations is to protect the 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, as well as provide adequate housing needs while limiting constraints. The City's basic land use philosophy is to retain the rural character, preserve open space, limit wildfire risk, and provide places where residents can live, work, and play. Within the framework of this broad philosophy, the City also fulfills its responsibility under State law to accommodate its share of the County-wide 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, largely 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 for new housing developments for this housing element cycle are set forth primarily in five documents: the Land Use Element of the General Plan, the Zoning Ordinance, the Subdivision Ordinance, The Poway Road Specific Plan (PRSP), and The Farm in Poway Specific Plan (FIPSP). Except for specific plan areas, 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 subsection 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, but excludes specific plan areas. The next subsection 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	1 unit/ acre	1 acre	Single-family detached homes
Low Density	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	CO, CB, and CG	--	--	Apartments on top of or adjacent to commercial

Source: City of Poway, 2019.

Table 3-2 summarizes the general land use and corresponding residential land use designations for the PRSP and the FIPSP. The FIPSP is a planned development and the floor plans for each land use designation have been approved. The next subsection describes these land use designations in greater detail.

**Table 3-2
New Specific Plan Land Use Categories Permitting Residences**

Land Use	Land Use Designation	Density (du/ac)	Minimum Net Lot Area	Typical Residential Types(s)
Low Density ¹	R-G, R-H, & R-M	2.5 – 4.7 units/acre	7,000 to 12,100 sq. ft.	Single-family detached homes
Low/ Medium Density ¹	R-C	5.4 unit/acre	6,630 sq. ft.	Four single-family detached homes in a Motor Court
Medium Density ¹	R-T	10.7 units/acre	3,200 sq. ft.	Twin Homes
High Density ²	TC, MU, CO ⁴ , and CG ⁴	35 units/acre ³	1.5 acres	Multi-family homes or apartments
Mixed Use ²	TC, MU, CO ⁴ , and CG ⁴	35 units/acre ³	1.5 acres	High Density on top of or adjacent to commercial

Source: City of Poway, 2021; 2017 Poway Road Specific Plan; 2020 The Farm in Poway Specific Plan.

¹The Farm in Poway Specific Plan, 2021. Density is based on number of units divided by the total area for the given land use designation.

²Poway Road Specific Plan, 2017.

³Requires consolidation of two lots and two Community Benefits, of which, 10 percent or more of units affordable to low and very-low income households can be one Community Benefit.

⁴Requires conditional use permit; no density restrictions.

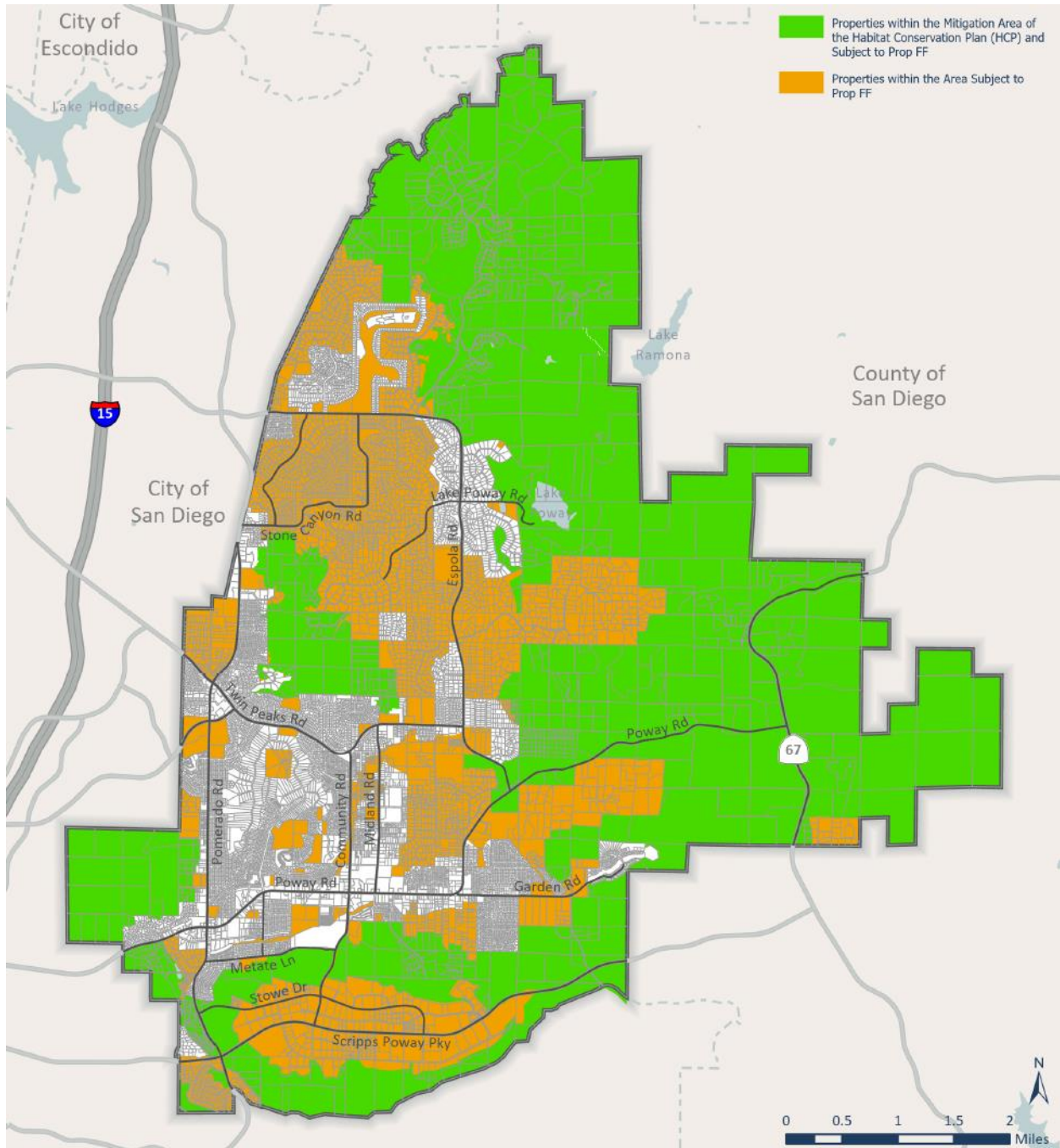
Proposition FF, Ordinance No. 283

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**). This also includes almost all of the Constrained Areas identified in **Figures 2-7** through **2-10**. 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 4-5** 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**



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. Excluding planned developments and communities, the Zoning Ordinance identifies eight residential zones and three commercial zones that permit residential uses. **Table 3-1** above groups these zones by the generalized land use category. Related to new planned communities, there are five residential land use designations as a part of FIPSP and four mixed-use and commercial land use designations allowing for residential uses as a part of the PRSP. **Table 3-2** above groups these land use designations by the generalized land use category. The City complies with new transparency laws requiring all zoning and development standards for each parcel to be provided on the City website per Government Code section 65940.1 (a)(1)(B)) and that all fees and inclusionary requirements be provided on the City website per Government Code section 65940.1(a)(1)(A).

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 Ordinance No. 283 (Proposition FF), which was described previously in this Chapter. These are areas with a high propensity for ADUs and JADUs.

The RS-1, RS-2, RS-3, RS-4, and RS-7 zones are intended for single-family residential uses, but include allowances for both ADUs and JADUs. 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 low to 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 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 RS-1, RS-2, RS-3, RS-4, and RS-7 zones are areas with a moderate to high propensity for ADUs and JADUs with a higher likelihood of ADU and JADU construction on lower density zoned lots since there is more space for a second and third unit. Over 90 percent of recent ADU construction was in lower density zones.

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 conditionally permits mixed-use developments which include dwelling units with any other permitted or conditional use in several commercial zones: Commercial Office (CO); Community Business (CB); and Commercial General (CG). The Poway Municipal Code (PMC) has some specific development standards for residential uses in the commercial zones. The City requires the commercial and residential components of a mixed-use development to be planned and implemented together. Additionally, each residential unit within a mixed-use

development shall be provided with one covered parking space reserved for its' use. Residential and commercial uses may be integrated into the same buildings, or into the same development in separate buildings, or both. In any case, the overall height shall not exceed 35 feet nor two stories. The use of a specific plan in planned development and community zones will be used to establish development standards as well.

As a part of FIPSP, the R-T land use designation is intended for twin home (e.g., duplex) residential uses at a density of one dwelling unit per 3,200 square feet of land (medium density). The R-G, R-H, R-M, and R-C land use designations are intended for single-family residential uses, but include allowances for both ADUs and JADUs. The single-family residential designations allow for single-family housing at a density of one dwelling unit per 6,630 to 12,100 square-feet of land (low to medium density). These lots are a part of a planned community with the architectural floor and site plans approved by City Council in June of 2020. The R-G, R-H, R-M, and R-C land use designations are areas with a moderate to high propensity for ADUs and JADUs with a higher likelihood of ADU and JADU construction on lower density zoned lots.

As a part of PRSP, the TC and MU land use designations are intended for high density stand-alone townhome and apartment/condominium units in addition to allowing for commercial uses below or street adjacent on the same lot as residential uses. The TC and MU designations require a lot consolidation and a minimum lot area of 1.5 acres to achieve the maximum density of 35 dwelling units per acre. Two Community Benefits are also required to achieve the maximum density, one of which can be restricting 10 percent or more of the units to be affordable to low and very-low income households. Without lot consolidation or community benefits, the maximum density is 24 dwelling units per acre, but is permitted by-right subject to development review. The increased density in exchange for the affordable housing Community Benefit has helped entice development of the PRSP with affordable housing. To date, 43 affordable apartments are under construction in the PRSP area. The CO and CG land use designations do not have density restrictions or development standards for residential uses specifically but is subject to a Conditional Use Permit (CUP) and development standards for commercial designations. The assumption is the CO and CG designations would permit housing at densities at or below that of the TC and MU designations, but because of the ambiguity towards housing for the CO And CG designations, only sites within the TC and MU designations were included in the Residential Sites Inventory for prospective affordable housing in Chapter 4. As further discussed in Chapter 4, the PRSP has a housing unit capacity (cap) for the number of residential units that may be built within the PRSP area. Refer to Section 8.1 - Residential Housing Bank of the PRSP. The residential housing bank was developed assuming a density of 30 dwelling units per acre in the Town Center (TC) district and 25 dwelling units per acre in the Mixed-Use (MU) district. The PRSP allows a maximum of 1,399 total residential units, representing a net increase of up to 1,148 residential units. The residential housing bank is available on a first-come, first-served basis which increases demand for housing development with the PRSP area. To date, 406 housing units are entitled or under construction and no housing units are to be demolished as a part of these projects. As such, there is capacity for 742 additional housing units (284 very-low, 159 low, 43 moderate, and 256 above-moderate) within the PRSP area.

The City regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance, but also through the General Plan and applicable specific plans.

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 and related documents also help preserve the character and integrity of existing neighborhoods.

The development standards described in **Table 3-3** 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 alone 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. Related to the PRSP, densities can be achieved up to 35 units per acre and there is currently sufficient market demand to construct these units at or close to the maximum density. These densities can be achieved through either lot consolidation or by providing two community benefits as outlined in the PRSP.

Lot Size: The Zoning Ordinance and applicable specific plans set minimum lot sizes for residentially zoned properties. The minimum lot size for residential zones vary from 4,500 square feet in the RS-7 zone to four acres for the RR-A zone (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. Although the PRSP does not require a minimum lot size, the PRSP recognizes that many of the existing parcels within the PRSP area have small lot areas. As an incentive to encourage redevelopment, the PRSP provides an increased density and building height bonus when two or more lots are consolidated to create a minimum lot area of 1.5 acres. Several of the sites identified for lower and moderate-income housing in the new Residential Sites Inventory in **Table 4-5** in Chapter 4 within the PRSP are included within a potential lot consolidation area that would create a minimum 1.5 acre lot. The three entitled projects within the PRSP took advantage of the lot consolidation to realize the incentives. Absent the lot consolidation incentive, it'd be more difficult to maximize density. Future development trends are anticipated to utilize the lot consolidation incentives.

Yards and Setbacks: Yard and setback requirements established in Poway's Zoning Ordinance and FIPSP 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. In the PRSP, new residential must be setback 10 feet (side) or 15 feet (rear) from any residential use, except a 25-foot setback (rear only) is required in the CO and CG designations. The front and rear yard setbacks in the PRSP are 10 feet minimum and there is no side setback

requirement. 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- or two-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 50 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. The maximum lot coverage in the FIPSP land use designations range from 50 to 75 percent with the twin home designation allowing the highest coverage. The maximum lot coverage in the PRSP land use designations range from 50 to 65 percent with the TC and MU zoning having the least restrictive regulations.

Affordable housing is most feasible in the PRSP considering the incentives for the 1.5 acre minimum lot size and the larger maximum lot coverage, and the availability of water and sewer and adjacency to essential services, transit, and Poway Road (a major arterial street).

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, except for in the PRSP area. 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 three stories within the 35 feet height limit for portions of the development. More recently, Villa De Vida is under construction at a density of 25 units per acre and the Poway Commons Tarascan site within the PRSP area is under construction at a density of 38 dwelling units per acre. The maximum height in the PRSP area is 38 feet and three stories with some areas allowing for additional height. Even though only two stories are permitted in residential zones, the height restrictions still allow for maximum density and does not constitute an impediment.

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 and within the FIPSP residential land use designations. 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, however, this is typically where a two-car driveway is located. 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 or

larger 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 or larger unit.

Poway's parking standards for one-bedroom multi-family units are lower than standards for similar units in other San Diego region jurisdictions. Moreover, the City's requirements for two-bedroom multi-family units are highly comparable to the requirements of its neighbors. However, the requirements for multi-family 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 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.

Poway's parking standards for multi-family units in the PRSP area allow for shared parking reductions and transit reductions with allowances for off-site parking. Parking is required as follows: Studio and one-bedroom units require 1.25 spaces per dwelling unit; two-bedroom units require 2.25 spaces per dwelling unit; three bedroom units require 2.5 spaces per dwelling unit; and four or more bedroom units require 3.5 spaces per unit. The requirements for multi-family units with three or more bedrooms are substantially higher in comparison to other jurisdictions in the region, however, with the reductions allowed, the actual parking required is typically less than two spaces per unit. For example, Fairfield is entitled with 212 residential apartments with only 373 parking spaces with a mixed-use component along Poway Road.

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 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, three of which remain in the Residential Sites Inventory for the provision of affordable housing. 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 so as to not interfere with Proposition FF. Additionally, AHOZ development standards allow for development concessions consistent with density bonus regulations.

The 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 RA zone. AHOZ properties that include Moderate-Income Households (AH-M) will use development and performance standards consistent with the 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 Sections 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: one and one-half on-site parking spaces; and four or more bedrooms: two and one-half parking spaces. Current PMC regulations are inconsistent with the recent 2019 changes to State law. A program is added to update the PMC consistent with current State Density Bonus law. 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 3-3 on the following page summarizes the relevant residential development standards for both single-family and multi-family residential development established in Title 17 of PMC and the PRSP. The development standards for the FIPSP are not included because this planned development has preset architectural plans that are already approved/entitled, and the development standards did not impose a constraint on housing.

**Table 3-3
Residential Development Standards**

General Requirements	RR-A,B,C RS-1 RS-2	RS-3 RS-4	RS-7	RC	RA	PRSP: TC MU	PRSP: CO CG
Density – Max. dwelling units per acre	0.25 - 2.0	3.0 – 4.0	8.0	12.0	20.0	24 - 35	CUP
Minimum Lot Size	40 acre – 20,000 sq. ft.	10,000 - 15,000 sq. ft.	4,500 sq. ft.	2 acres	3 acres	0 - 1.5 acres	CUP
Lot width • Standard • Cul-de-sac or odd-shaped lot width • Flag lots	100 ft. - 110 ft. 30 ft. 20 ft.	70 ft. - 80 ft. 30 ft. 20 ft.	50 ft. 30 ft. 20 ft.	135 ft. - corner 165 ft.- interior -- --			N/A
Lot depth	150 ft.	100 ft.	80 ft.	135 ft.- corner 165 ft. - interior			N/A
Front yard setback	30 - 40 ft.	25 ft.	18 ft.	20 ft.	20 ft.	10 ft.	10 ft.
Side yard setback each side	15/15 ft. - 20/20 ft.	10/10 ft.	5/5 or 0/10 ft. ³	15/15 ft.	15/15 ft.	10/10 ft.	0/0 ft. ² or 10/10 ft.
Side yard, setback street side	15 – 20 ft.	10 ft.	10 ft.	20 ft.	20 ft.	10 ft.	10 ft.
Rear yard setback	40 – 50 ft.	25 – 40 ft.	20 ft.	15 ft.	15 ft.	0 – 10 ft. ²	0 ft. ²
Lot coverage, maximum	35%	35%	50%	50%	50%	55% - 65%	50%
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; for instance PRSP allows up to 38 to 45 feet maximum.						
Parking spaces per unit	2 ¹	2 ¹	2 ¹	*	**	***	CUP
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, 2021; 2017 Poway Road Specific Plan.

Notes: CUP means Conditional Use Permit required and development standards is at the discretion of the City Council; *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; ***1.25 spaces/Studio and 1-bedroom units; 2.25 spaces/2-bedroom units; 2.5 spaces/3-bedroom units; and 3.5 spaces/ 4+ bedroom units with reductions for shared use and transit.

¹Garages are required in all residential zones, except the RA zones.

²10, 15, or 25 feet minimum when adjacent to a single-family residential zone (varies side or rear yard and designation).

³The 5/5 interior side yard setback in the RS-7 zone only applies to properties not in a planned development approved with 0/10 or zero lot line interior side setback. The 0/10 interior side yard setback in the RS-7 zone only applies to planned developments approved with 0/10 or zero lot line interior side setback.

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, except the PRSP area and RC and RA.

Accessory Dwelling Units (ADUs): Since the approval of the 2013 Housing Element, the State Legislature has enacted several new laws that aim to facilitate the process of ADU approval and construction. The passage of SB 1069, AB 2299, AB 68, AB 881, SB 13, and SB 330 eliminated barriers to ADU construction in an effort to encourage infill development and cost effective housing development amidst the affordable housing crisis in California. ADUs may be located on the same lot as a main residence (attached or detached) and shall comply with the setback, height, and lot coverage requirements as contained in **Table 3-3** except as provided in this section. ADUs are now permitted in *all* residential zones including multi-family zones. ADUs are allowed up to 1,500 sq. ft., 300 sq. ft. higher than State restrictions in order to encourage larger ADUs that have been found to be affordable to lower income households. ADUs are also permitted at the same height as the main residence in excess of State limitations provided setbacks for the main residence are met. Setback deviations are also permitted in accordance with State provisions up to four feet from the side and rear property lines. The ADU or JADU is required to be similar and compatible to the main residence in exterior color, architectural style, window treatments and siding and roof materials. Kitchen facilities are optional in excess of State limitations. Garages are also permitted to be converted without replacement in accordance with State provisions. One off-street parking space is typically required for an ADU. Recent State legislation also introduced junior accessory dwelling units (JADUs), accessory dwelling units that are no more than 500 square feet in size and contained entirely within a single-family residence, which can be constructed in combination with an ADU provided the requirements listed in PMC section 17.08.180 are met consistent with State law. The City's standards for ADUs and JADUs 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 CUP 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 as detailed in the PMC section 17.16.020. 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 150 square feet of open recreational area for each mobile home space (200 square feet if children under the age of 18 are permitted within the development), on-site 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 multi-family residential development, which requires two spaces per dwelling unit (one space for one-bedroom units), plus one guest parking space per four units.

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. The requirement for a CUP 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: State law defines residential care facilities as any family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining activities in daily living for the protection of the individual. Such uses are permitted by law and subject to the same standards as described in the residential zone it is permitted. Per California Health and Safety Code 1267.8, 1566.3 and 1568.08, residential care facilities with six or fewer residents must be allowed by right in all residential zones and treated as any other residential use for all zoning purposes. Residential care facilities with seven or more residents shall be allowed through the same process as a multi-family dwelling units. Residential care facilities may not be subject to a CUP within residential zones. The Municipal Code will be updated to clearly define a new use category for "Residential Care Facilities" to provide greater consistency with the definitions described in State Law. This will involve amendments to the City's existing zoning regulations for community care facilities (small and large). Through the amendment process, the City will increase the number of zones where this use type is allowed and modify the associated permit process and development regulations as necessary to bring the City's regulations into compliance with State Housing law requirements for greater accommodation of housing needs for persons with disabilities. Licensed residential care facilities serving six or fewer persons are currently 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 and these regulations will be updated within 12 months of adoption of this Housing Element consistent with State law. The City's standards for residential care facilities do constitute a constraint on the provision of this type of housing and appropriate revisions will be conducted.

Special Needs Housing: State law requires that localities 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 Government Code Section 65583(a)(4(A)) as it pertains to special needs housing.

- Temporary Shelters: A temporary shelter is a facility that provides shelter to families and/or individuals experiencing homelessness on a limited short-term basis. The Zoning

Ordinance permits temporary emergency shelters as a Temporary Use in all residential and commercial zoning districts. Only 12 individuals may be sheltered at any given time by a participating institution; the maximum length of stay within the program is limited to six weeks total, two weeks maximum at each church; and persons experiencing homelessness shall remain on church property only during the hours of 5:00 p.m. to 8:00 a.m. and must be supervised by church personnel during those hours. 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 emergency 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 persons experiencing homelessness. The program includes permanent and rotating/temporary sites.

- Emergency Shelters: To comply with the Government Code Section 65583(a)(4(A)), jurisdictions must identify one or more zoning districts that allow year-round emergency 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 unhoused population. The City Council approved Ordinance 805 in 2017, which amended PMC Chapter 17.26, Article VII, to include emergency shelter standards and identified zones appropriate for emergency shelter use. The City permits emergency shelters by-right, without discretionary review, within the RA Zone, which is consistent with State law. 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 emergency shelter to accommodate the City's population of persons experiencing homelessness. There are also RA zoned properties containing existing residential developments that can be modified to add a year-round emergency shelter to accommodate the City's population of persons experiencing homelessness, as required by State law.

Objective development and management standards established in the Zoning Ordinance regarding emergency shelters include, but are not limited to, the following:

- Maximum Unit Density. Emergency shelters shall be subject to the underlying zoning district's maximum unit density standard regarding units per acre. The total number of beds in all shelters shall not exceed twice the number of people experiencing homelessness living in the City of Poway as identified in the most recent San Diego County Regional Task Force for the Homeless annual count.
- Parking. Parking requirements shall be based on a demonstrated need and approved by the City and shall use, at a minimum, those standards identified for the RA zone. To comply with AB 139 of 2019, the City will update the Zoning Ordinance within 12 months of adoption to comply with State law including providing only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

- Intake Areas. The design of the facility shall denote the size and location of exterior and/or interior waiting and intake areas, if any.
- Property Maintenance. The applicant shall ensure that the facility is clean and litter free at all times. The grounds shall be landscaped with materials that are compatible with the surrounding neighborhood, and maintained in a trim- and weed-free state. The structure shall be painted and maintained such that it is compatible with structures existing in the surrounding neighborhood.
- Concentration of Uses. No more than one homeless shelter shall be permitted within a radius of 300 feet from another such shelter.
- Maximum Client Stay. Tenants shall be limited to a maximum stay of no more than six months.
- Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, be of an intensity compatible with the neighborhood, and consistent with PMC 17.08.220(L).
- Security. Emergency shelters shall incorporate adequate security measures within the structure, parking lot, and outdoor areas, such as appropriate fencing and cameras deemed necessary to ensure the safety of the tenants and employees within the emergency shelter, visitors, and those residing in adjoining residential units or complexes.

Unless otherwise specific in Article VII of Chapter 17.26 of the PMC, emergency shelters shall follow the development standards of the RA zone. To comply with AB 139 of 2019, a program is added for the City to update the Zoning Ordinance within 12 months of adoption to comply with State law including providing only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Transitional and Supportive Housing and Low Barrier Navigation Centers: 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 jurisdictions 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. In 2017, the City Council implemented Ordinance 805, which amended Title 17, Chapter 17.04 (Definitions) and 17.26 (Special Uses), of the PMC, to comply with State law and implement the program objectives identified in the 2013 Housing Element. AB 2162 of 2018 and AB 101 of 2019 require ministerial approval of supportive housing and low barrier navigation centers in multi-family and mixed-use zones if the proposed housing development meets specified criteria including parking restrictions. The City has not received an AB 2162 or AB 101 request for supportive housing or a low barrier navigation center, but is prepared to process expeditiously, if received. A program is added to update the PMC consistent with current supportive housing and low barrier navigation center statutes.

- Transitional Housing is a type of supportive housing used to facilitate the movement of persons or families experiencing homelessness 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. Transitional housing with up to six tenants is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.
- Supportive housing links the provision of housing and social services for persons experiencing homelessness, 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 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). Supportive housing with up to six tenants is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone, except that ministerial approval is required in multi-family and mixed-use zones if certain criteria is met.
- Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. State law provisions have recently been modified to require approval by-right of low barrier navigation centers in multi-family and mixed-use zones that meet the requirements of State law.

State law also requires that jurisdictions 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. The City’s Zoning Ordinance directly addresses supportive and transitional housing following the passage of Ordinance 805.

Thereafter, AB 2169 of 2018 and AB 101 of 2019 included that supportive housing and low barrier navigation centers shall be a use by right in zones where multi-family and mixed uses are permitted provided the requirements of Government Code 65651(a) and 65662 respectively are met. A program is added to update PMC Chapter 17.04 (Definitions) to include these allowances and define low barrier navigation centers within a year of adoption. The City will adopt policies, procedures, and regulations for processing these uses including to clarify that a non-discretionary local permit approval process must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for these use types will be processed in accordance with

State law. The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

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 has amended 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 60 special needs housing units including 54 units under construction.

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. Agricultural worker employee housing for six or fewer persons is permitted wherever housing 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 defines agricultural worker housing as any portion of any house or housing accommodation that is maintained in connection with any agricultural work or place where agricultural work is being performed, whether rent is involved or not, and shall be deemed a residential use if it exists in structures that are single-family houses or apartment houses. Agricultural worker housing is identified as a permitted accessory use in all residential zones where agricultural land uses and activities are permitted, as per section 17.08.140 of the PMC.

Multi-family Units: Multi-family units are permitted in the RC and RA zones. Rental multi-family 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, but excluding 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.

As a part of PRSP, the TC and MU land use designations permits by-right high-density stand-alone townhome and apartment/condominium units in addition to allowing for commercial uses below or street adjacent on the same lot as residential uses. The TC and MU designations require

a lot consolidation and a minimum lot area of 1.5 acres to achieve the maximum density of 35 dwelling units per acre. Two Community Benefits are also required to achieve the maximum density, one of which can be restricting 10 percent or more of the units to be affordable to low and very-low-income households. Without lot consolidation or community benefits, the maximum density is 24 dwelling units per acre, but is permitted by-right subject to development review. The increased density in exchange for the affordable housing Community Benefit has helped entice development of the PRSP with affordable housing as described previously. The CO and CG land use designations do not have density restrictions or development standards for residential uses specifically but is subject to a CUP and development standards for commercial designations. The assumption is the CO and CG designations would permit housing at densities at or below that of the TC and MU designations, but because of the ambiguity towards housing for the CO And CG designations, only sites within the TC and MU designations were included in the Residential Sites Inventory for prospective affordable housing in Chapter 4. Residential uses are subject to discretionary design review by the City Council. As discussed previously and further discussed in Chapter 4, the PRSP has a housing unit cap.

Mixed-Use: Residential uses are conditionally permitted within the commercial zones CO, CB, and CG. As per Section 17.140.140 of the PMC, the commercial and residential components of a mixed-use development shall be planned and implemented together. Each residential unit shall be provided with one covered parking space reserved for its use. Additional parking shall be provided on a shared basis with commercial uses on the site on the basis of highest hourly cumulative demand. Residential and commercial uses may be integrated into the same buildings or into the same development in separate buildings or both. In any case, the overall height shall not exceed 35 feet nor two stories. The use of specific plans in commercial zones may also include specific development standards and land uses, including 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.

As a part of PRSP, the TC and MU land use designations permits by-right high-density stand-alone townhome and apartment/condominium units in addition to allowing for commercial uses below or street adjacent on the same lot as residential uses. The TC and MU designations require a lot consolidation and a minimum lot area of 1.5 acres to achieve the maximum density of 35 dwelling units per acre. Two Community Benefits are also required to achieve the maximum density, one of which can be restricting 10 percent or more of the units to be affordable to low and very-low-income households. Without lot consolidation or community benefits, the maximum density is 24 dwelling units per acre, but is permitted by-right subject to development review. The increased density in exchange for the affordable housing Community Benefit has helped entice development of the PRSP with affordable housing as described previously. The CO and CG land use designations do not have density restrictions or development standards for residential uses specifically but is subject to a CUP and development standards for commercial designations. The assumption is the CO and CG designations would permit housing at densities at or below that of the TC and MU designations, but because of the ambiguity towards housing for the CO And CG designations, only sites within the TC and MU designations were included in the Residential Sites Inventory for prospective affordable housing in Chapter 4. Residential uses are subject to discretionary design review by the City Council. As discussed previously and further discussed in Chapter 4, the PRSP has a housing unit cap. Demand has been high for housing within the

PRSP area with two developments having densities at 29 (Fairfield) and 34 (Outpost) dwelling units per acre with a mix of commercial uses. Poway Commons has a density of 16.4 dwelling units per acre, but much of the site is designated for commercial development fronting on Poway Road as required in a development agreement with the City. Aside from commercial infill and remodels, there has been no commercial development within the PRSP area since it was established in 2017.

Table 3-4 shows the permitted residential uses for each zoning designation. Residential uses are permitted where the symbol “P” appears and subject to a CUP where the symbol “C” appears. Where the symbol “X” appears, the use is prohibited. A use that is not listed is not permitted.

As a part of FIPSP, the R-T land use designation permits twin home (e.g., duplex) residential uses. The R-G, R-H, R-M, and R-C land use designations permit single-family residential uses, but include allowances for both ADUs and JADUs. These lots are a part of a planned community with the architectural floor and site plans approved by City Council in June of 2020. The R-G, R-H, R-M, and R-C land use designations are areas with a moderate to high propensity for ADUs and JADUs with a higher likelihood of ADU and JADU construction on lower density zoned lots.

Design review findings are limited to the policies and guidelines in the General Plan. Developers typically concurrently process their applications with a free no-fee Pre-Development Conference to the City Council to review the design of the project and obtain feedback from the public and the City Council. This allows for applications to be approved expeditiously when officially proposed to the City Council after staff’s completeness check.

**Table 3-4
Housing Types by Zone Category**

Residential Uses	RR-A through C, RS-1, RS-3 through 7, OS-1DU	RS-2	RC	RA	MHP	CO	CB, CG	CN	PRSP TC MU	PRSP CO CG
Single-family dwellings	P	P	X	X	P	X	X	X	X	X
Accessory dwelling units	P	P	P	P	X	X	X	X	P	P
Junior accessory dwelling units	P	P	X	X	X	X	X	X	X	X
Manufactured homes	P	P	P	P	X	X	X	X	X	X
Mobile home parks	C	C	C	C	P ²	X	X	X	X	X
Group residential ⁴	X	X	C	C	X	C	X	X	C ³	X
Residential care facilities (6 or fewer persons)	P	P	P	P	X	X	X	X	X	X
Residential care facilities (7 to 15 persons)	X	C	C	C	X	X	X	X	C ³	X
Multi-Family dwellings: • Rental • Individual unit ownership • Condominium conversions	X X X	X X X	P ² P ² C	P ² X X	X X C	X X X	X X X	X X X	P ² P ² P ²	C C C
Mixed-Use	X	X	X	X	X	C	C	X	P ²	C
Temporary Uses (Emergency Shelters)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Transitional Housing	P	P	P ²	P ²	P ²	C	C	X	P ²	C
Supportive Housing	P	P	P ¹	P ¹	P	P ¹	P ¹	X	P ¹	P ¹
Low Barrier Navigation Centers	X	X	P ¹	P ¹	X	P ¹	P ¹	X	P ¹	P ¹
Agricultural Worker Housing	P	P	P	P	P	P	P	P	X	X

Source: City of Poway, 2020

Note: PRSP is a land use designation, not a zone.

*Requires a Temporary Use Permit (TUP)

¹Permitted per State law, but will be permitted in the PMC as a part of a Zoning Ordinance Amendment within a year of adoption of this Housing Element.

²Subject to discretionary design review by the City Council.

³Prohibited in TC land use designation.

⁴Includes independent living, board and care, and intermediate care for more than seven residents.

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: $\text{Fee per dwelling unit} = (\text{total cost for year for parks \& recreation development}) \div (\text{General Plan's designated ultimate population minus current population; difference divided by average population per dwelling unit})$. 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 decision to require land dedication, payment of fee in lieu thereof, or a combination of both, includes 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 include significant costs. The cost of providing streets for new residential developments is primarily influenced by the existing improvements compared to the required right-of-way width, pavement width, pavement improvement, landscaping standards, and other street improvements described above which can reduce the gross lot area and the buildable area of the lot if the required street dedication for the ultimate right-of-way width has not been completed.

Title 12 of the PMC (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 3-5**). Typically infill development requires less street improvements and provide less impediments to providing housing.

**Table 3-5
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 fewer	28 feet	20 feet

Source: Poway Municipal Code (PMC), 2020.

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 3-6**. The City complies with new transparency laws requiring all zoning and development standards for each parcel to be provided on the City website per Government Code section 65940.1 (a)(1)(B)) and that all fees and inclusionary requirements be provided on the City website per Government Code section 65940.1(a)(1)(A). The City's online Geographic Information System (GIS), which is accessible to the public provides zoning information (including development standards), floodway/floodplain boundaries, and the very high fire hazard area location. The City's Master Fee Schedule can be found at <https://poway.org/141/Master-Fee-Schedule>. By 2023, the City will offer on-line applications for all Development Services applications including Planning and Building Permit applications, and will provide for Bluebeam electronic reviews.

Table 3-6

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	\$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-\$5,000		
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% for staff time, 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 year. As part of its most recent survey conducted in 2020, 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 3-7**). The total of all impact fees for Poway was \$26,579, which excluded school fees imposed by the Poway Unified School District (PUSD). Among seven nearby

participating jurisdictions in San Diego County, fees in San Diego County were the lowest (\$21,797), while fees for the prototype home in the City of San Diego were the highest (\$155,367). For a typical multi-family apartment development, the BIA survey showed that the City's combined permit issuance and all impact fees were calculated to be \$20,898 per dwelling unit. This total is less than the participating San Diego County jurisdiction average of \$24,797.

Although development fees are a constraint on the provision of housing, Poway's fees for single-family residences are consistent with other jurisdictions with low fees. The City's Inclusionary Housing In-Lieu Fee it collects on single-family residential development was reduced in 2010 prior to the 2013 housing cycle. Poway also imposes a Habitat Mitigation In-Lieu Fee (\$17,000 per acre of impact), 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 on-site mitigation may be applicable by preserving open space that exists on the property.

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 with low fees and, in many cases, substantially less than other County jurisdictions. Based on project valuation, an analysis of permit costs and fees was conducted, which shows that the cost of permits and fees is approximately seven 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 for 2020 also included a comprehensive analysis for multi-family prototypes for San Diego County jurisdictions for purposes of fee comparisons. When comparing 100-unit townhome and 250-unit apartment and condominium projects amongst the seven jurisdictions in San Diego County, Poway's fee per housing unit are moderate. Poway's fees range from \$18,861 to \$20,411 per unit, which other jurisdictions have fees as low as \$707 per unit and as high as \$103,122 per unit. The typical range is between \$10,000 and \$30,000 per unit. As noted in **Table 3-6**, 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 3-6** along with the current building valuation fees that the City's Building Division collects for multi-family developments. Based on that data and estimated project valuation, it is estimated that the cost of permits and fees imposed by the City is approximately nine percent of total development costs for townhome projects and 18 and 17 percent respectively for 250 unit condominium and apartment projects. This analysis, similar to the single-family development costs, suggests that the City's fees are not considered a constraint to housing development in comparison to other jurisdictions. It's important to note that each housing unit has an impact on services needed for a jurisdiction (e.g., road, sewer, water and drainage infrastructure and services related to police, fire, hospital, schools, parks, libraries), thus the need for infrastructure and services to support housing is a constraint on housing production.

The City has no other ordinances that impact the cost of supply of housing per Government Code

section 65583(a)(5).

**Table 3-7
2020 Permit Issuance Fees: Prototype Home**

Fee Type	Fee	Santee	San Diego City	San Diego County	Escondido	Poway	San Marcos	Vista
Permit Fees	Initial Plan and Fire Plan Checks	\$2,790	\$3,536	\$2,704	\$1,195	\$2,826	\$957	\$3,235
	Master/Subsequent Check Fee	\$169 ³	--	\$2,771, \$847 ⁷	\$70	--	--	--
	Building Permit and Inspection Fees ¹	\$2,959 ³	\$2,424	\$2,488 ⁸ , \$2,074 ⁷ , \$1,320 ⁷	\$1,309	\$2,531	\$1,392	\$4,041
	MPE Permits	\$1,062	--	--	\$360	\$524	--	--
	Energy	--	--	--	Incl. ⁹	\$380	Incl. ⁹	--
	CA Building Standards Commission	Dep. ⁴	--	--	--	\$16	\$13	--
	Seismic	Dep. ⁴	\$53	\$51	\$31	\$50	\$30	\$46
Impact/Capacity Fees	Sewer	Paid WD ⁵	\$347 ⁶	--	\$7,500	\$5,836	--	\$4,797
	Water	Paid WD ⁵	\$347 ⁶	--	\$7,930	\$5,448	--	--
	Public Facilities	\$6,767	\$125,378	--	\$4,624	--	--	\$1,218
	Traffic ²	\$6,734	\$2,892	\$4,062	\$6,433	\$2,584	\$10,030	\$2,794
	Parks	\$8,147	--	\$5,794	\$6,500	\$4,562	\$6,251	\$7,800
	Fire	--	--	\$1,914	--	\$122	\$1,122	\$379
	Drainage/Flood	\$3,023	--	\$2,013	\$1,092	\$1,200	\$1,298	\$427
	School	--	--	--	--	--	--	--
	Inclusionary Housing	--	\$18,981	--	--	\$500	\$9,300	--
	Special District Fees	--	--	--	--	--	--	--
Other	--	\$1,756	--	--	\$2	\$468	\$2,809	
TOTAL		\$31,313	\$155,367	\$21,797	\$37,044	\$26,579	\$30,761	\$27,546

Source: San Diego Building Industry Association 2020 Fee Survey 2020 and 2021 Poway DRAFT Results

¹Combined

⁶Combines sewer and water

²Combined Traffic Local, Traffic SANDAG, and Traffic SR-78

⁷Plan check fees for Model Home/Subsequent fee for Production Home

³Hourly Rate for Inspections

⁸Permit fees for custom home

⁴Valuation Dependent

⁹Included

⁵Paid to Water District

6. Development Permit Procedures and Timeframes

Development/design 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 or other design review committees or commissions, thus reducing the time involved in the project application and approval process. Applications are reviewed by a Development Review Committee (DRC) which is a weekly joint meeting amongst various department staff members to help expedite permits. 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 approved. 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 four to six weeks, but allows for expedited building permit approval.

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** below.

Applications for multi-family developments require a similar process as single-family applications, except that a Development Review (DR) approved by the City Council is required pursuant to the City's Municipal Code (PMC). The process, from submittal of a complete application to City Council hearing, is the same as the single-family application process, but typically takes six to ten 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 supports the implementation of the City's General Plan including maintaining importance of visual appeal and aesthetics, environmental soundness, economic stability, property values, and the harmonious appearance of structures and property (e.g., 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 DRC, after the initial application submittal. The

DRC is comprised of the City's Planning staff, Engineering staff, and one representative from the Fire Department 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.

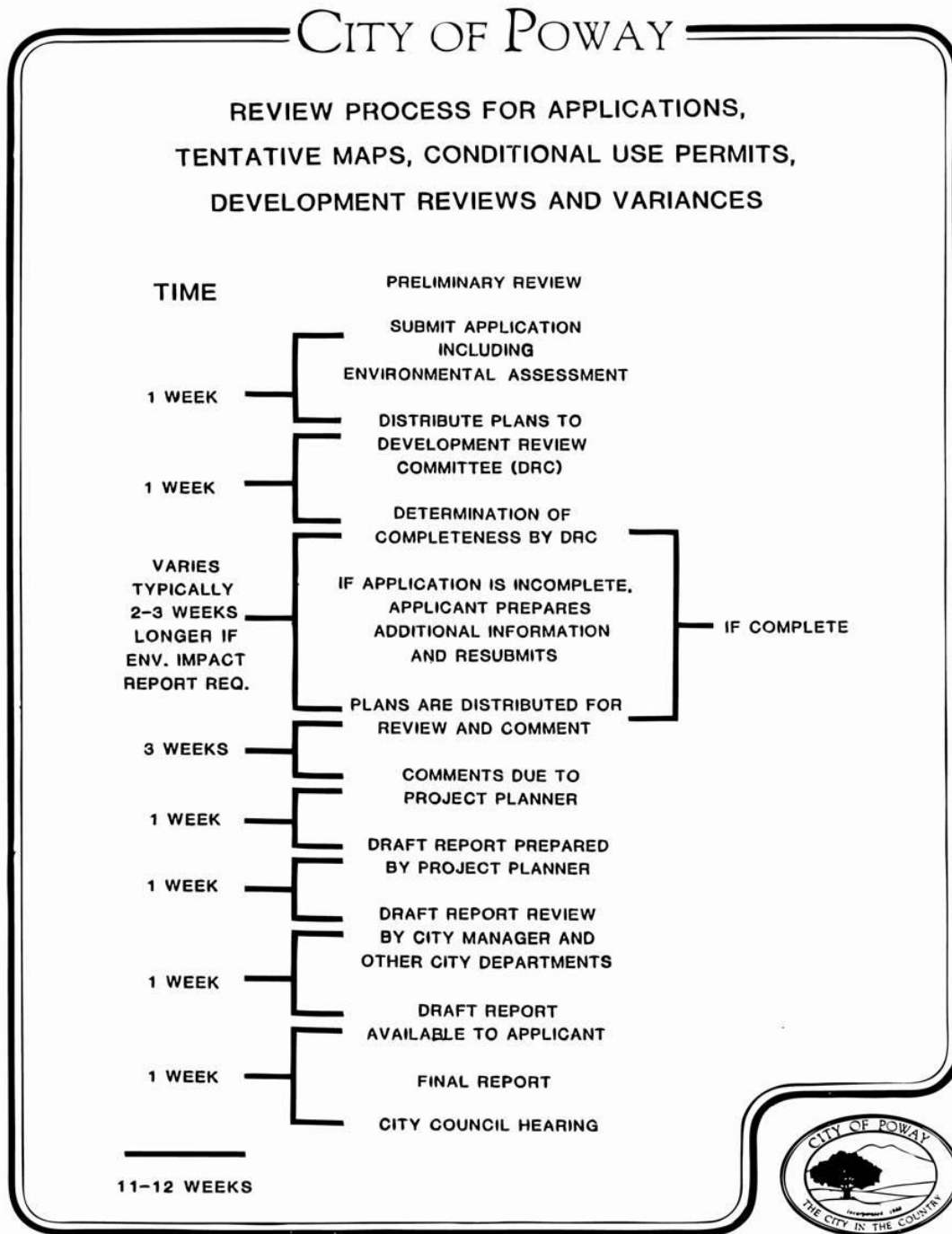
In the past few years, the City has made changes to the Municipal Code to streamline several development review processes. These modifications resulted in savings of time and cost for applicants. Changes include allowing for working meetings where staff will meet with the applicant's development team to make the corrections and conduct the review at the same time. Staff is also available before and after reviews to meet and discuss questions from the applicant's development team. Revised application guidelines were created to ensure applicants are aware of all of the regulatory documents that the application is compared against. The City continues to evaluate its codes and procedures to reduce processing time and costs.

The City encourages developers to utilize a pre-application, or pre-development conference (PDC). These applications are optional, and there is no fee associated with either of them. With the pre-application, staff will respond to preliminary plans with a letter explaining compliance or where revisions might be needed prior to formal submittal. With the PDC, staff will review a preliminary proposal and present it to the City Council at a public meeting. The City Council will not vote on the project at that time, but will provide feedback on various aspects of the project that the developer can address early in the formal project review process. This allows the developer to address any concerns that the City Council or public has with their initial design submittal. It is beneficial that the future decision maker on the project can see the plans before it is officially processed. The result is a better design and integration into the neighborhood, less opposition from the community, and quicker review times with fewer resubmittals since many issues are already addressed. All of this provides more certainty in the process. Since the City of Poway does not have a Planning Commission, the processing of entitlements is quicker than many other jurisdictions.

Besides the application cost and the processing time as noted above, the development/design review is not considered an impediment to development. Most applications are approved since staff works with applicants to meet the requirements of applicable development standards. Through January 1, 2013 - December 31, 2020, the City received 402 applications. Of these, 68 were withdrawn or are pending resubmittal of corrections from applicants. Of the 402, only one application has been denied. Since the development/design review process preserves and enhances Poway's special residential character and small-town atmosphere, all housing types obtain the benefit from a citywide process to protect native habitats and the natural environment while also preserving the City's scenic hillsides and vistas of distant mountains.

To ensure that the City's development/design review process does not constrain opportunities for affordable housing, the City utilizes the State Preliminary Application related to SB 330.

**Figure 3-2
Application Processing Timeline**



7. Building Code and Enforcement

The City has adopted the 2019 California Administrative Code, Part 1, Title 24 of the California Code of Regulations with the deletion of the 1997 Uniform Administrative Code. Additionally, the City has adopted the 2019 California Building Code, Part 2, Title 24 of the California Code of Regulations with minor amendments regarding permit exemptions and roof coverings. The City has also adopted the 2019 California Electrical Code, the 2019 California Plumbing Code, the 2019 California Mechanical Code, and the 2019 California Energy Code, the 2019 Historical Building Code, the 2019 Existing Building Code, the 2019 Referenced Standards code, and the 2019 Green Building Standards Code. Lastly, the 2019 Residential Code and the 2019 Fire Code were adopted with local amendments regarding permit exemptions and ignition-resistant construction - Class 1 building materials, Class A roof covering materials and residential fire sprinkler system installation. The local amendments are largely for increased fire protection because of the City's increased exposure to wildfire risk when compared to other jurisdictions in the region. The California Building Standards Codes are determined by the California Building Standards Commission and the State of California, and are based on the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Existing Buildings Code, the 2018 International Fire Code, the 2018 Uniform Plumbing Code, the 2018 Uniform Mechanical Code, and the 2017 National Electrical Code.

When a PMC code violation is suspected, residents may file a complaint with the City Code Compliance Division to determine whether the complaint is a code violation or another type of violation. Code Compliance Division staff is generally complaint based except when unpermitted construction is viewed during City-wide inspections. City-wide inspections occur daily with engineering and building inspectors and compliance officers during their daily inspections. Reports of code violations are assigned to a Code Compliance Officer (Officer) for investigation. Prior to issuing a citation for violation of the PMC that does not create an immediate danger to health or safety, the enforcement officer may serve a pre-citation or courtesy notice to the responsible person for the violation. 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. The goal is to achieve voluntary compliance by having the property owner address the violation without further City involvement.

After the compliance date has lapsed of a pre-citation or courtesy notice, the Officer may serve a written notice on the violation personally or via mail. In addition to notice issued to the responsible person, when time permits and when practical, the owner of the property on which the violation occurred shall be sent notice(s) at the same time as the notices to the responsible person to the address of the said property owners as it appears on the last equalized assessment roll or, alternatively, as it appears from such other records of the Assessor or City Treasurer that contains more recent addresses. For the first violation, there is a fine not exceeding \$100.00 for the first violation. If the violation has been addressed, the case is closed. A second notice of violation is issued with a threat of sanction if the problem is still not addressed. For the second violation, there is a fine not exceeding \$200.00 within one year from the date of the first violation. Thereafter, it is \$500.00 for a third violation within the same year and \$1,000 for each additional violation after the third violation of the same ordinance, term, or condition within one year from the date of the first violation. If the violation is not addressed after subsequent notices of violation and fines, 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 fines and the costs for the abatement including attorney fees. A recorded notice of violation is also placed on the title of the property in these situations. In Poway's experience, compliance issues are typically resolved after the courtesy notice which allows for a reasonable timeline to resolve the violation.

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 compliance procedures provide residents with the opportunity to appeal notices of violation.

8. Wildfire Risk

Protecting human lives, structures and personal property from wildfires is a high priority in Poway where many areas of the City are susceptible to the impacts of wildfires. CAL FIRE maps out areas known as Fire Hazard Severity Zones (FHSZ) that designate zones with varying degrees of fire hazards (moderate, high, very high) based on factors such as fuel, slope, and fire weather. A significant portion of Poway was designated with FHSZs. The City of Poway has taken a conservative approach to the FHSZs and decided to classify all zones as very high. The Very High Fire Hazard Severity Zone (VHFSZ), also known as Very High Fire Hazard Areas, covers approximately 75 percent of the total land area of the City. These areas are included as "Constrained Areas" in **Figures 2.7, 2.8, 2.9, and 2.10**. Development in the VHFSZ is subject to more restrictive development standards that are outlined in the City's Fire Code (Chapter 15.24 of the PMC). For example, structures locating in the VHFSZ shall be setback a minimum of 30 feet from property lines and biological open space easements, even if the zoning for the property allows for a setback of a shorter distance.

Additionally, the State is discouraging housing development in VHFSZs with the adoption of SB 1241 in 2012. More specifically, jurisdictions are now required to update their Safety Element and include goals and policies to avoid or minimize new residential development in VHFSZs and to require development standards that meet or exceed the State's Fire Code. Furthermore, Appendix G of the California Environmental Quality Act (CEQA) was updated in 2018 to require an analysis of wildfire-related impacts for projects located in State Responsibility Areas or VHFSZs. In early 2021, three separate lawsuits were filed against San Diego County by the California Attorney General's Office, the Sierra Club, and the Center for Biological Diversity. The lawsuits claimed that the County Board of Supervisor's did not adequately analyze and mitigate wildfire risks pursuant to CEQA prior to approving a housing development for the Otay Ranch Resort Village master planned community.

Much of the remaining undeveloped land in the City lies in areas designated as a VHFSZ creating a challenging environment to develop housing in these low density rural residential and open space areas. While the VHFSZs do provide constraints to providing housing, it does not discourage housing construction, only that housing construction has more restrictions and generally opportunities for ADUs and JADUs are greater. The City will continue to look at ways to provide housing throughout the City while being cautious of the risks associated with developing housing in VHFSZs.

9. Relief from Governmental Constraints

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 2020 to allow for an increased density bonus and reducing the amount of units that a developer required for certain regulatory concessions or incentives (i.e. reduction of development standards), depending upon the percentage of affordable units that the developer provides. State law continues a sliding scale for determining the density bonus developers are eligible to receive. The maximum density bonus a developer can receive is 50 percent when a project provides either 15 percent very low-income units, 24 percent low-income units, or 44 percent moderate-income units of a proposed project. Density Bonus law also imposes incentives for housing with childcare facilities, allows for donations, and provides more lenient parking standards. The requirement to include a “financial analysis or report” is specifically prohibited. While the applicant may have to provide a basic explanation showing why the application is eligible for an incentive or concession with reasonable documentation, the City cannot require any report or study of any sort to support this. The City revised its density bonus ordinance in 2009 and 2012 to be consistent with State law, but is not consistent with AB 2345 which revised Density Bonus law as described herein effective January 1, 2021. The City has not received an AB 2345 request for a density bonus, but is prepared to process expeditiously, if received. A program is added to update the PMC consistent with current Density Bonus 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 City allows an expansion of a nonconforming single-family residence to help preserve and renovate existing housing stock.

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. There are also provisions for minor variances that approved by the Director of Development Services under certain conditions.

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.

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 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 persons experiencing homelessness, persons with disabilities, or infirmed or mentally challenged adults and children. The City does not have any siting requirements between group home facilities. In 2018, the City Council revised the definition of “family” as defined in California Health and Safety Code Section 1502(a)(1) to include in the definition of family “persons living together in a licensed residential facility which services six or fewer persons, including the licensee, the members of licensee’s family, and persons employed as facility staff.”

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 including provisions for by-right administrative variances for reasonable accommodations.

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. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Persons with disabilities or their representatives may request reasonable accommodations, including exceptions to zoning standards (setback, yard, parking, height, lot coverage, etc.) in the form of Administrative Remedy Letter request. For instance, homeowner requests for reasonable accommodations are applied for at the planning counter, reviewed to ensure the accommodation is necessary, and then the Development Services Director approves the requested reasonable accommodation administratively, followed by the approval of a building permit only. The findings and conditions of the request for reasonable accommodation are identified in the Poway Municipal Code (PMC) Section 17.26.540. The findings include the following:

1. Whether the housing in the request will be used by an individual with a disability;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability;
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to, land use and zoning;
5. Potential impacts on surrounding uses;
6. Physical attributes of the property and structures; and
7. Whether there are other reasonable accommodations that may provide an equivalent level of benefit.

To date, requests for reasonable accommodations have been approved administratively and no

requests have been denied.

Zoning and building codes, and the City's approach to code compliance, 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 PMC to add regulations and procedures for reasonable accommodations consistent with Government Code Section 65583.

Affordable Housing Overlay Zone (AHOZ)

To provide adequate sites for affordable housing development, the AHOZ has been established in the Land Use Element of the General Plan and the Zoning Ordinance for low- and moderate-income households. The General Plan and Zoning Ordinance 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 in Chapter 4. Also, the General Plan designation and zone were amended to apply an AHOZ on some publicly-owned sites in 2012. A total of six (6) properties now include an AHOZ. Subsequently, three of the sites were developed as Poway Commons, which includes the Apollo Senior Affordable Apartments, and Villa De Vida affordable apartments. The combination of the deed restricted affordable housing units built during the 5th RHNA Cycle and the capacity of sites carried over with the AHOZ (three total) meets the quantified objectives for very low- and low-income households within the City for the 5th RHNA Cycle. The capacity for the six sites with the AHOZ provided sufficient capacity to accommodate the affordable housing needs for the 5th RHNA cycle, but only after they were rezoned to allow for 30 du/ac (capacity previously showed less than 30 du/ac in the Residential Sites Inventory). The AHOZ of the three remaining sites will allow the densities required to meet the City's Regional Housing Needs allocation. A specific site analysis for these three remaining AHOZ sites that are carried over into this 6th Housing Element Cycle is provided in Chapter 4. The underlying zoning on these sites will not change.

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. In order to ensure both the initial and continued affordability of housing constructed under the AHOZ, 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.

10. State and Federal Government Constraints to the Provision of Housing

Thus far, we have discussed mostly local constraints to the provision of housing, but there are also significant governmental constraints at the State and Federal government level.

State and Federal Mandates on Local Jurisdictions

Every year new laws are passed at the State and Federal level that require a local jurisdiction, such as Poway, to update its Municipal Code and/or General Plan. In 2021 alone, State mandates

will result in a required update to the Housing and Safety elements of the General Plan. Also, the State's Housing and Development Department (HCD) is requiring most programs to be implemented within one year of adoption (previously three years). Most localities in the San Diego region have hired consultants to update their General Plans and likely will require consultants to further update any requirements from adopted programs. Localities will spend hundreds of thousands to millions of dollars in staff time or consultant fees to accomplish requirements at the State and Federal level.

Prevailing wages is another cost that jurisdictions must bear. Infrastructure like affordable housing and new streets, curb, gutter, sidewalk, and undergrounding overhead utilities are typically costs that are borne by the developer to avoid prevailing wage rates and because of budget shortages.

Compliance with the California Department of Fish and Wildlife Habitat Conservation Plan for Poway requires developers to pay \$17,000 per acre of habitat impacted as a part of a project within the mitigation area.

Local jurisdictions can either pass these costs onto developers through fees or deduct the costs from the General Fund.

Direct Costs to Developers

In the 2019 California Building Standards Codes (CBSC) includes the 2019 California Administrative Code, the 2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, the 2019 California Energy Code, the 2019 California Historical Building Code, the 2019 California Fire Code, the 2019 California Existing Building Code, the 2019 California Green Building Standards Code, and the 2019 Referenced Standards Code. The CBSC stacked together vertically are taller than an average sized person. These updates are required every three years regardless of how significant the changes. Architects, designers, plan checkers, and inspectors all must know and understand these regulations. A typical room addition just for the plans can range from \$5,000 to \$100,000 just for the design costs. In addition to being complicated, the CBSC is adding material, labor, and design costs to developers. Some examples from the 2019 CBSC update include (in no particular order):

- Requires electric vehicle charging infrastructure for new parking areas and additions to existing parking areas;
- Requires shade trees to provide shade to 50 percent of new surface parking areas and additions to surface parking areas within 15 years, and shade to 20 percent of landscape areas and hardscape areas within 15 years;
- Requires minimum energy conservation standards to be met including minimum insulation, HVAC and water heating equipment efficiencies, and other requirements;
- Requires solar to be installed on new dwelling units; and
- Requires two-inch by six-inch framing on the exterior of new dwelling units instead of two-inch by four-inch framing.

Since the effective date of the 2019 CBSC update, the cost of lumber has more than doubled. This is likely to be affiliated, in part, with the amount of lumber now required to be 50 percent more in mass for framing as described above. Local agencies are required to adopt these codes, but

may make amendments to address geological, climatic, or topographical conditions in the community provided the modifications are no less restrictive than the State standards.

Related to jurisdictions that use federal housing funds, in addition to meeting CBSC regulations and accessibility standards, projects must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least five percent of the units must be accessible to persons with mobility impairments and an additional two percent of the units must be accessible to persons with hearing or visual impairments. New multi-family housing must also be built so that: 1) the public and common use portions of such units are readily accessible and usable by persons with disabilities; 2) doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. The City enforces all Federal and State accessibility laws.

Related to CEQA, most major development requires an environmental impact report or EIR. In 2020, Poway approved The Farm in Poway project which includes 160 single-family homes. The cost for the EIR was \$230,470. This excludes other “soft” costs including the architectural and civil drawings, landscape plans, a geotechnical investigation, hydrology and water quality technical studies, traffic analysis, a fire fuels management plan, the specific plan, costs associated with required mitigation measures, and fees for City staff to review the EIR and affiliated documents. The water quality technical studies are required due to the State affiliated Regional Water Quality Control Board requirements. A biology report is required because of State and Federal Department of Fish & Wildlife requirements. The fire fuels management plan is associated with the Federal Wildland Urban Interface (WUI) and Cal Fire requirements. There are also more recent State requirements for tribal resource, carbon monoxide hotspot, construction health risk, air quality, and greenhouse gas emission studies.

Typical environmental constraints to development of housing in Poway include physical features such as floodplains, sensitive biological habitat, and very high fire hazard areas. In many cases, development of these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act). Floodplains official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). FEMA requires developers to obtain a flood zone elevation certificate when developers apply for a building permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. Surface parking and recreational and open areas are allowed in the Floodway which can assist the development of housing. However, anything above grade level would not be allowed, such as wheel stops and new curbs. Landscape islands would be allowed, as long they do not have curbing on their perimeter. Shrubs and grasses and small plants would be acceptable within the Floodway. Also, new parking lot light posts would not be allowed in the Floodway. Areas in the Floodway may be appealed to FEMA and the developer’s engineer can process a Letter of Map Revision (LOMR) with FEMA that reduces the Floodway area. Related to sensitive biological habitat, there are severe restrictions on the amount of land that may be developed in rural residential areas and mitigation is required for impact areas. Mitigation may include development limitations and monitoring during nesting seasons. Habitat restoration may also be required. VHFSZ, also WUI, areas are subjected to increased California Fire Code requirements which reduce the buildable area and increase construction costs because of defensible space, fire walls, insulation, fire sprinkler, water service, and access requirements among others.

In addition to cost constraints, these requirements also add significant time constraints which also effect a developer's holding cost and often option agreements expire after a shorter duration and are expensive to renew.

Lack of State and Federal Funds

Localities have limited sources of revenue. The RHNA allows for jurisdictions to upzone to meet their RHNA, but there are not sufficient funds to develop deed restricted affordable housing without significant government assistance. On December 29, 2011, the California Supreme Court upheld Assembly Bill ("AB") 1X 26, requiring the elimination of all California redevelopment agencies ("RDAs"). The Court also overturned AB 1X 27, a companion bill that would have allowed RDAs to survive if they paid an annual fee to the State. The Court's decision secured funds for the State's General Fund for fiscal year 2011-12 eliminating hundreds of RDAs throughout the State and numerous jobs. The City has expended much of the housing funds available towards the construction of affordable housing, but the RHNA requirements continue to increase, while funding decreases. Without significant subsidies from the State and Federal government, it is unlikely that any jurisdiction in the State will meet it's RHNA. There are also limited funds to support services needed for a jurisdiction (e.g., road, sewer, water and drainage infrastructure and services related to transit, police, fire, hospital, schools, parks, libraries). However, the production of housing requires these support services.

State funds currently subsidize affordable housing projects in high-income areas. These funds could be used in lower-income communities to help provide more essential services or two to ten times more housing units than in affluent communities which would allow the region to meet its housing objectives easier given the limited amount of funding. In 2019, Poway Planning Division staff analyzed affordable housing subsidies. The analysis showed that a larger RHNA allocation of affordable housing units in affluent jurisdictions will result in a substantially reduced amount of housing units built in the region. There is a fixed amount of housing subsidies for affordable housing regionally and using that money to fund affordable housing projects in affluent jurisdictions results in a significantly less number of affordable housing units built in the region. For example, a two bedroom/two bathroom condominium in an affluent community selling for \$900,000 (\$5,000 mortgage) requires a \$4,000 monthly housing subsidy for a low-income household that is required to pay no more than \$1,000 per month towards housing. Conversely, a \$250,000 condominium (\$1,500 mortgage) in a less affluent community only requires a \$500 subsidy. In this scenario, eight housing units can be built in the less affluent community for every one housing unit built in the more affluent community. In keeping with the goal to meet the Regional Housing Needs, City staff recommended reducing the equity share distribution in order to provide more subsidies to lower income households assisting more low income households and providing a better chance at ending persons experiencing homelessness in the region. City staff also recommended that the equity share pertain only to very low, low- and moderate-income categories, not above moderate-income categories. Affluent jurisdictions have the greatest chance at meeting their housing needs in the above moderate category and reducing this allocation will disincentivize jurisdictions from building housing units after they have met their needs in that category. Less affluent jurisdictions can count market rate apartments and accessory dwelling units towards meeting their RHNA in the moderate and low-income categories so providing a higher allocation to these jurisdictions in these categories will give them the best

opportunity to meet their housing needs without using housing subsidies. In order meet the RHNA objective in Government Code 65584(d), SANDAG applied an equity factor to Poway allocating proportionally more very-low-income households for Poway than lower-income communities in the region where these same units would require less funding subsidies. SANDAG representatives stated “The regional housing needs allocation plan (RHNA) shall further all of the following objectives” including the State’s initiative that “allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.” Excess funding could also be used for sufficient essential services and infrastructure to convert low-income communities into areas of opportunities to further fair housing.

Related to lending, FHA allows for mortgage loans of developed housing units, but there are limited funding sources for new build construction and construction loans typically require a down payment of 30 to 40 percent and a high interest rate.

Other State and Federal Constraints

State Density Bonus law requirements that affordable housing units are the same or similar to market-rate housing units impact development costs. For example, a 3,200 square-foot four-bedroom affordable unit could be two 1,600 square-foot four-bedroom twin homes to assist two households and provide added revenue to the developer.

State ADU laws also drive housing prices up. By providing multi-family uses in single-family residential zones, investors are more inclined to purchase these single-family residential properties competing with homebuying families. Since the adoption of the new ADU laws effective January 1, 2020, housing prices in the San Diego region have increased 15 percent according to Zillow home value estimates.

According to Bankrate, the Federal Reserve announced in March 2021 that it’s keeping interest rates steady, leaving the federal funds rate at a range of 0 to 0.25 percent. This follows the Fed’s decision to hold rates near zero until the economy has weathered the effects of the coronavirus. As discussed previously, since January 1, 2020, housing prices in the San Diego region have increased 15 percent according to Zillow home value estimates with low interest rates a contributing factor.

According to the Congressional Budget Office, in fiscal year 2020, the Federal government’s net outlays for interest totaled \$345 billion, equal to 1.6 percent of gross domestic product (GDP) and accounting for 5.3 percent of total spending. The interest the government pays on debt held by the public has remained low as a percentage of GDP, even though that debt has risen to historically high levels. Interest costs are projected to grow steadily as interest rates rise and the size of the debt increases. The lack of Federal budgeting leads to less opportunities for affordable housing funds.

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 percent of the 25,047 total City acreage. These areas are included as "Constrained Areas" in **Figures 2.7, 2.8, 2.9, and 2.10**. 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, however, the provision of ADUs and JADUs within these areas will be affordable to moderate and lower 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 Chapter 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 no information with which to reach a conclusion as to whether these are actual constraints. Based on the best available data provided through SANDAG in 2015 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 2014, average Water Treatment Plant daily potable water production was approximately 10.5 mgd.

The City of Poway Water Master Plan, revised in 2007, assumed a build-out population of 50,011 persons by 2020, consistent with the City of Poway General Plan. At that time, water consumption of 210 gallons per capita per day was assumed. Therefore, approximately 10.5 mgd of water is currently required. Based on Poway's estimated population of 52,860 in 2050 (based upon SANDAG Series 13 2050 Growth Forecast), at 210 gallons per capita per day, 11.1 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 percent by 2020. Based on this legislation, Poway's 2020 water use efficiency target, established in the City's 2015 Urban Water Management Plan, adopted in June 2016, is 210 gallons per capita per day.

The City's Water Utilities Division evaluated the RHNA allocation for Poway and determined adequate facilities and supply exist 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 2020, Poway's average daily wastewater flow conveyed to the City of San Diego Trunk Sewer for conveyance to regional treatment facilities was 2.844 MGD. In addition, approximately 0.05 MGD was treated at HARRF.

Using conservative growth assumptions and SANDAG population projections, City flows in 2040 are estimated to be 2.81mgd. Poway's current contracted capacity is adequate to accommodate the additional flow. The City's Wastewater Utilities Division evaluated the RHNA allocation for Poway and determined adequate facilities and supply exist in place to meet forecasted water needs.

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. Since then, the San Diego County region have essentially doubled since the market low in 2012 with a typical home value of \$703,000 according to Zillow. Compared to home sales values in Poway which averaged \$840,154 as of January 2021, which was higher than all inland jurisdictions in San Diego County (**Table 2-20**). As such, housing production in the last few years has increased based on market demand coupled with the approval of the PRSP which included significant increases in the development of affordable housing.

Market constraints can also lengthen the time between project approval by the City and the issuance of the building permit by a project's proponent. One factor that can delay this process is the ability to secure financing. Additionally, the City has observed multiple projects within the past 10 years where a project proponent prepares the required plans, studies, and reports necessary to obtain approval of project entitlements with the intent to sell the property and entitled project to a merchant builder. These market constraints can often create significant delays between project approval and building permit issuance.

Based on the site characteristics and market demand, developers may propose development projects that are below the maximum density allowed. Market demand for single-family residences, minimum floor areas, minimum number of bedrooms, enclosed garages, designated parking spaces, open space, on-site amenities, and storage can all impact a project's overall density despite the City's best efforts to reduce constraints. Based on recent trends at similar densities, however, the City anticipates development to be between 85 percent and 100 percent of maximum density.

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 3-8** (most recent available data). 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 2019, 4,434 Poway households, including many households within adjacent Census Tracts, 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, 2,909 were approved, 536 were denied and 989 were either not accepted, deemed incomplete or withdrawn.

As mortgage rates have decreased, more individuals have applied for home loans. When comparing 2020 to 2021, housing rates significantly increased in 2021, and housing prices increased 36 percent from 2020 to 2021. Other market constraints such as loan requirements and income instability have had an impact on attracting more homebuyers into the housing market.

**Table 3-8
Disposition of Home Purchase Loan Applications
City of Poway and Adjacent Census Tract Areas
2019**

Application Type	Poway			
	Total Apps.	Approved.	Denied	Other*
FHA, VA	194	143	9	42
Conventional Purchase	1036	734	82	220
Refinance	2837	1860	303	674
Home Improvement	367	172	142	53
Total	4434	2909	536	989

Source: Home Mortgage Disclosure Act (HMDA), 2019.

**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 3-9**) 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 3-9** are all single-family lots that may not be ready-to-build (point in time). The average per acre price of these properties is \$137,292 in January 2021.

**Table 3-9
Vacant Land Prices
City of Poway**

Housing Type and Acres	Lot Size (acres)	Advertised Price	Average \$/acre
Single-Family Residential	7.68	\$759,000	\$137,292
	7.43	\$759,000	
	2.00	\$250,000	
	1.94	\$374,900	
	1.00	\$465,000	
	0.22	\$175,000	

Source: Land Watch listings, January 2021 .

Labor Costs

Labor Code Section 1720, which applies prevailing wage rates to public works projects 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.

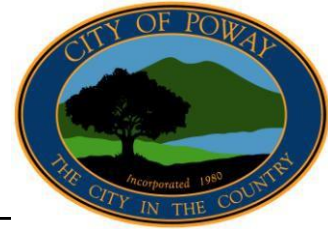
Construction Costs

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. As discussed in Chapter 2, the average per square-foot cost for good quality housing is approximately \$126 to \$250 per square-foot for single-family

housing, \$252 to \$626 per square-foot for custom and luxury homes, and \$365 to \$554 per square-foot for multi-family housing (low-rise to high-rise).

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 the most 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 Residential Sites Inventory to accommodate Poway’s regional housing needs goals for the 2020-2029 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 five to ten 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 from June 30, 2020 to April 15, 2029. SANDAG is then mandated to allocate the housing goal to 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 September 2019. This RHNA covers an over eight-year planning period (2020-2029). The major goal of the RHNA is to assure a fair distribution of housing among localities 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 171,685 units for the 2020-2029 cycle. This number was adopted by SANDAG in conjunction with the HCD in July 2018. 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 1,319 new units representing 0.8 percent of the total regional housing need. The 1,319 units allocated to Poway must be planned for units affordable to all income levels. This allocation is distributed into four (4) income categories as shown in **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)
6/30/2020-4/15/2029

	Poway	Percent of Total ¹	Region	Percent of Total ²
Total housing units	1,319	100%	171,685	100%
Very Low ³	468	35.5 %	42,332	24.7 %
Low	268	20.3 %	26,627	15.5 %
Moderate	241	18.3 %	29,734	17.3 %
Above Moderate	342	25.9 %	72,992	42.5 %

¹SANDAG Final RHNA for the City of Poway

²HCD RHNA Determination for the San Diego region

³50% to be Extremely Low Income

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

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

B. Available Sites for Housing

1. Credits towards the RHNA

June 30, 2020 to December 31, 2020 Housing Building Permits Issued

Since the RHNA uses June 30, 2020, as the baseline for growth projections for the Housing Element planning period of 2020-2029, jurisdictions may count the number of new units built or issued certificates of occupancy since June 30, 2020, toward their RHNA. According to City of Poway’s Building Division data and the City of Poway 2020 Housing Element Annual Progress Report (APR), building permits were issued for 137 new residential housing units (including Accessory Dwelling Units (ADUs)) between June 30, 2020 and December 31, 2020 as follows:

- 2020: 137 Units (this includes 15 units permitted as ADUs, 53 units permitted for Outpost, 65 of the 141 units for Poway Commons, and four single-family residences as shown in **Table 4-2**). Poway Commons is the only project within the Residential Sites Inventory (**Table 4-5**).

2020 Housing Entitlements

Jurisdictions may also count the number of new units entitled that are not built with certificates of occupancy or have building permits issued and are not in the Residential Sites Inventory (**Table 4-5**). According to the APR, there are 382 new residential housing units that are not built with certificates of occupancy or have building permits issued and are not in the Residential Sites

Inventory as follows:

- 2020: 382 Units (this includes 160 units entitled for the Farm in Poway, 212 units entitled for Fairfield, and ten single-family residences as shown in **Table 4-2**).

The June 30, 2020 to December 31, 2020 Housing Building Permits Issued, excluding Poway Commons, and the 2020 Housing Entitlements will apply as credits toward meeting the RHNA in the 2020-2029 Housing Cycle based on their income levels designated in the APR. **Table 4-2** summarizes these Poway’s credits and the remaining housing need through April 15, 2029:

Table 4-2
RHNA Credits and Remaining Need

Income	RHNA	New Construction Credits ¹ (In Residential Sites Inventory)	New Construction Credits ¹ (Not in Residential Sites Inventory)	Entitled Credits ¹ (Not in Residential Sites Inventory)	Remaining Need
Very Low (<50% AMI)	468	14	0	0	454
Low (51-80% AMI)	268	29	39	0	200
Moderate (81%-120% AMI)	241	1	29	0	211
Above Mod (>120% AMI)	342	21	4	382	0 ²
Total	1,319	65	72	382	865²

¹City of Poway 2020 Housing Element Annual Progress Report (APR).

²Excludes surplus of 44 units affordable to above moderate-income households.

Over the last few years, affordable housing projects in Poway that have been built include Apollo Apartments (Poway Commons) and Villa de Vida. These two projects are both deed restricted for 55 years to ensure that they remain affordable. The densities of the projects described here are listed in **Table 4-3** below.

Table 4-3
Sample Densities of Constructed Affordable Housing Projects

Project	Units per Acre
Apollo Apartments (Poway Commons)	53
Villa de Vida	24

2. Residential Sites Inventory

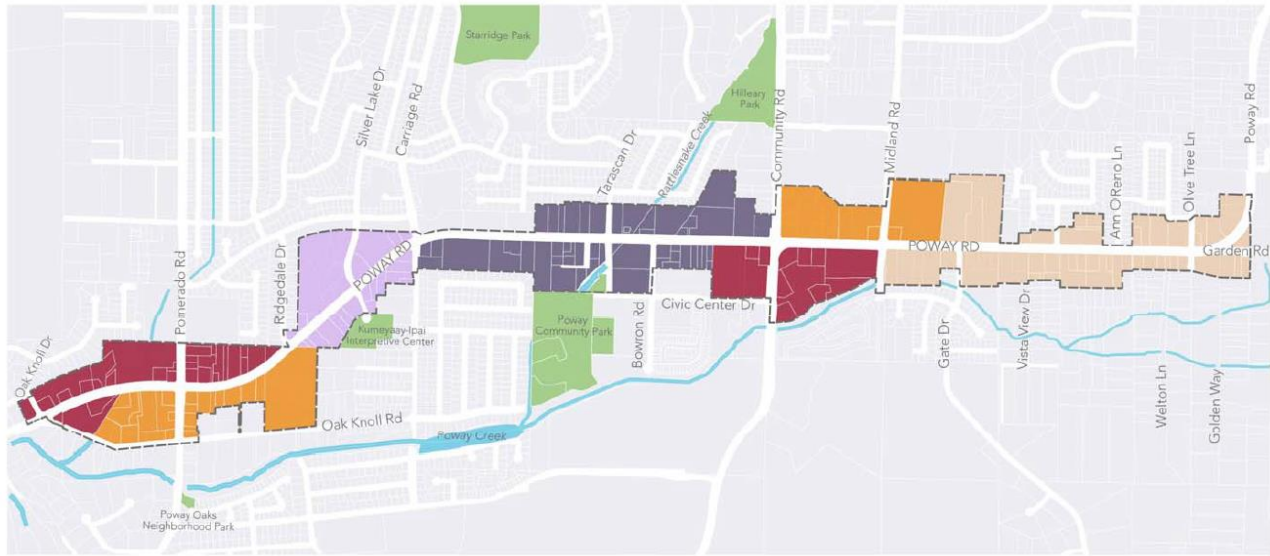
Pursuant to State law, the City must show that it has adequate sites with proper zoning and development standards that could accommodate Poway's regional housing goal identified in **Table 4-1**. The new Residential Sites Inventory (**Table 4-5**) is an important component of the Housing Element update and lists sites for very low-income (includes extremely low income), low-income, moderate-income, and above moderate-income households. Additional sites for above moderate-income household properties are included in **Table A-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 Residential Sites Inventory was on properties that have the following characteristics:

- Sites located in areas that are either not an area of poverty or not an area with prominent minority race or ethnicity populations to further fair housing;
- Sites located in areas of opportunity with access to essential services;
- Sites already entitled or under construction;
- Sites within the PRSP to encourage a diverse mix of housing types (e.g., townhomes, condominiums, apartments) with access to essential services;
- 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.

Several sites were abandoned because they were both in an area of poverty and an area with prominent race or ethnicity populations to further fair housing. Three sites were carried over from the 2013 Housing Element because: 1) the sites were owned by either the City or the Poway Housing Authority; 2) the sites included the AHOZ allowing up to 30 dwelling units per acre; and 3) the sites were not located in an area of poverty or an area with prominent minority race or ethnicity populations to further fair housing. Of these three sites, a Request for Proposals was prepared for the Monte Vista North site and proposals were received to develop the site for affordable housing. Two sites (Poway Commons and Villa De Vida) were under construction and included deed restricted affordable housing. The Big Stone Lodge site is also owned by the Poway Housing Authority and included in the inventory. Two privately-owned sites (13667 Twin Peaks Rd and Meadowbrook) were included in the Residential Sites Inventory because pre-development applications were received at the densities proposed as a result of utilizing State density bonuses. ADUs present an opportunity to both meet housing needs and further fair housing. The focus of the remaining Residential Sites Inventory was targeted on available vacant and underutilized properties zoned residential and mixed-use that allow residential development that could accommodate housing densities to meet the City's RHNA, and are located in areas of opportunity that further fair housing. These remaining sites are all located within the PRSP area.

On December 5, 2017, the City adopted the Poway Road Specific Plan (PRSP). The adoption included the Poway Road Corridor Study which assessed existing land use and transportation conditions along Poway Road. Incorporated into the revised PRSP are incentives that allow projects to achieve a higher density or an increased building height by accommodating additional housing units that would help meet the City's RHNA. **Figure 4-1** shows the PRSP area.

Figure 4-1
Poway Road Specific Plan Area



Land Use



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 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 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; and
- Located in areas that would affirmatively further fair housing.

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 very low-, low-, and moderate-income housing units. These properties have significant development constraints such as steep topography, are located within the Habitat Mitigation Area of the Poway Subarea Habitat Conservation Plan (PSHCP), have poor access, may not be served by City water as currently planned, are not served by City sewer, and/or are not located in close 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 additional residential units in the Business Park (South Poway Specific Plan). Due to these

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constraints, there is limited vacant land in the City suitable for the development of multi-family housing.

The site inventory will work to meet the City’s goal to furthering fair access to housing. The City is using both the tools of land use planning to fix historic inequities created by all levels of government. In addition to locating housing in areas that are either not an area of poverty or not an area with prominent minority race or ethnicity populations, the site inventory prioritizes the ability to access basic needs and economic opportunities for those with the lowest access to these resources. Initial performance results from a social equity analysis performed by SANDAG, shows a three-fold increase in social equity focused populations (people with low-income, people of color, and seniors) living within 0.5 miles of a commuter rail, light rail, or Rapid transit stop.

As discussed in Section B.1 and **Table 4-2**, there are 72 new construction credits and 382 entitled units not within the Residential Sites Inventory (**Table 4-5**). In addition, based on a four-year average, a credit of 171 units is provided for project ADUs during the planning period. As shown in **Table 4-4** below, the three combined credits equate to a total credit of 625 housing units towards the RHNA. Combined with the Residential Sites Inventory, there is a substantial surplus of housing units shown to accommodate the City’s RHNA, specifically within the low-, moderate-, and above-moderate income categories. Specifically, a surplus of 25 low-, and 286 above-moderate units is shown in **Table 4-5**, Residential Sites Inventory.

If not deed restricted, then affordability is based on an annual comparables analysis provided in the Housing Element Annual Progress Reports. The latest comparables analysis included rents of 24 available apartments and accessory dwelling units in Poway as shown on Craigslist and Zillow at a point in time. Utilizing State-Income Limits and based on a 1-person studio, a 2-person one-bedroom, a 3-person two-bedroom, and a 4-person three-bedroom, market-rate rents were found to be affordable to moderate-income households for studios and one-bedroom units and affordable to low-income households for two- and three-bedroom units. A subsequent Zillow analysis comparing apartments built between 1970 to 1990 compared to apartments built after 2018 showed no evidence that newer apartment units would rent for more than older apartments (less than 2.2% variation amongst the average rents for one-, two-, and three-bedroom apartments).

Table 4-4
RHNA Credits and Remaining Need

Income	Income Category				Total
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Mod</i>	
Projected ADU Credits¹	0	48	123	0	171
New Construction Credits²	0	39 ³	29	4	72
Entitled Credits²	0	0	0	382 ⁴	382
Total RHNA Credits	0	87	152	386	625
Remaining Need	468	181	89	-44	738
RHNA	468	268	241	342	1,319

¹There are 12,335 potential ADU’s based on how many single-family residential parcels there are in Poway (2019)

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County Assessor Inventory of Parcels and Values). Affordability is based on comparables analysis in 2020 Housing Element Annual Progress Report. Between 1/1/18 to 12/31/21, there were 78 building permits issued for ADU's. The four-year average is 19.5 ADU's per year. Projected ADU's for the planning period is based on the four-year average forecasted for the 6th cycle planning period (8.79 years).

²2020 City of Poway Housing Element Annual Progress Report and not in Residential Sites Inventory (Table 4-5).

³Affordability is based on comparables analysis in 2020 Housing Element Annual Progress Report (Outpost rental housing project has 33 of 53 housing units with building permits issued, and six of 25 rental ADU's have building permits issued).

⁴Affordability comparables analysis in 2020 Housing Element Annual Progress Report shows Fairfield rental housing project has 105 of 212 units entitled affordable to low-income households and 107 of 212 units housing units affordable to moderate income households. The 382 Units also includes 160 units entitled for the Farm in Poway and ten single-family residences as shown in Table 4-2)

The new Residential Sites Inventory for very low-, low-, moderate, and above moderate-income households identifies the individual properties and includes other parcel information for each property. **Table 4-5** 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 site. The Net Site Acreage field in **Table 4-5** refers to the amount of land on the parcel which does not have physical constraints that limits development from occurring. The physical land constraints include presence within the floodway, presence of easements and/or rights-of-way, or steep slopes. The "Site #" field in **Table 4-5** refers to the number representing each individual site in **Figures 4-2** through **4-9**.

The additional Residential Sites Inventory for above moderate-income households is identified in **Table A-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 is not needed to accommodate the above moderate-income units required by the RHNA, but will assist the City in ensuring the RHNA is met.

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Table 4-5
Residential Sites Inventory (Land Available for Very-Low, Low, Moderate, and Above-Moderate Income Housing Units)

Site Name	Site #	APN	Location	Owner	Site Acres		Zoning/Land Use/ Density (Existing)			Income Category/Overlay Zone						TOTAL
					Gross	Net	Zone/Land Use Designation ¹	Units/Acre	Potential Units	Target Density	Very Low Units	Low Units	Mod Units	Above Mod Units	Overlay Applied	
Big Stone Lodge	1	31723222 31723236	12237 and 12207 Old Pomerado Rd	POWAY HOUSING AUTHORITY	1.7	1.21	CG	20	29	0	18	0	0	11	No	29
Poway Promenade	2	3171514700	12305 Poway Rd	POWAY INVESTMENT CO	0.57	0.56	CB	up to 35*	19	30	8	3	3	3	No	17
Poway Promenade	3	3171515100	12313 Poway Rd	POWAY INVESTMENT CO	1.53	1.53	CB	up to 35*	53	30	19	8	7	11	No	45
Poway Promenade	4	3171515000	12317 Poway Rd	POWAY INVESTMENT CO	0.47	0.47	CB	up to 35*	16	30	6	2	3	3	No	14
Poway Promenade	5	3171514400	12339 Poway Rd	POWAY PROMENADE LLC	1.92	1.92	CB	up to 35*	67	30	24	10	8	15	No	57
Poway Promenade	6	3171514300	12373 Poway Rd	POWAY INVESTMENT CO	1.44	1.44	CB	up to 35*	50	30	18	7	7	11	No	43
Poway Promenade	7	3171514200	12373 Poway Rd	POWAY INVESTMENT CO	0.16	0.16	CB	up to 35*	5	30	1	1	1	1	No	4
Town Center West	8	3174905400	12819 Poway Rd	ANTOINETTE CORP	0.55	0.55	TC	up to 35*	19	30	6	3	3	4	No	16
Town Center West	9	3174905700	12957-63 Poway Rd. (car rent/RV)	DARR, RICHARD M TRUST	1.24	0.93	TC	up to 35*	32	30	17	10	0	0	No	27
Town Center West	10	3171010200	13020 Poway Rd	POWAY PARTNERS LLC	0.88	0.88	TC	up to 35*	30	30	12	4	4	6	No	26
Town Center West	11	3171010300	13036 Poway Rd. (wood lot)	DARR, RICHARD M TRUST	0.44	0.33	TC	up to 35*	11	30	6	3	0	0	No	9
Town Center West	12	3171010400	13044 Poway Rd. (Rental)	O'CONNOR, MANN, WRIGHT	1.34	1	TC	up to 35*	35	30	19	11	0	0	No	30

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Table 4-5 (Continued)

Site Name	Site #	APN	Location	Owner	Site Acres		Zoning/Land Use/ Density (Existing)			Income Category/Overlay Zone						TOTAL
					Gross	Net	Zone/Land Use Designation ¹	Units/ Acre	Potential Units	Target Density	Very Low Units	Low Units	Mod Units	Above Mod Units	Overlay Applied	
Town Center West	13	3171010500	13056 Poway Rd. (Rental)	O' CONNER, MANN, WRIGHT	0.92	0.69	TC	up to 35*	24	30	13	7	0	0	No	20
Town Center East	14	3174730200	13205 Poway Rd	POWERS TRUST	0.62	0.016	TC	up to 35*	0	30	0	0	0	0	No	0
Town Center East	15	3174730100	13205 Poway Rd	POWERS TRUST	0.28	0.065	TC	up to 35*	2	30	1	1	0	0	No	2
Town Center East	16	3174730500	13119 Bowron Rd	POWERS TRUST/ LOKEN TRUST	0.35	0.34	TC	up to 35*	12	30	4	2	2	2	No	10
Town Center East	17	3174730300	13215 Poway Rd	POWERS TRUST	0.2	0.066	TC	up to 35*	2	30	1	1	0	0	No	2
Town Center East	18	3174730400	13219 Poway Rd	POWERS TRUST	0.3	0.26	TC	up to 35*	9	30	4	2	1	1	No	8
Town Center East	19	3174730600	13243 Poway Rd	MORTUARY SERVICES INT.	0.71	0.71	TC	up to 35*	24	30	9	6	3	3	No	21
Town Center East	20	3171011100	13210 Poway Rd	24 SAC SELF STORAGE LTD	2.71	0.8	TC	up to 35*	28	35	12	5	6	5	No	28
Town Center East	21	3171014200	13232 Poway Rd	LIVELY TRUST	3.54	3.22	TC	up to 35*	112	35	48	22	23	19	No	112
Town Center East	22	3171014300	13312 Poway Rd	LIVELY TRUST	3.32	2.57	TC	up to 35*	89	35	38	18	18	15	No	89
Meadowbrook ⁴	23	3160204400	0 Meadowbrook Ln	K&M INVESTMENTS LP	25.23	23.19	RR-C	Up to 0.5	11	17	2	0	0	15	No	17
Park and Ride	24	3144346600	Community/Twin Peaks	CITY OF POWAY	6.77	2	RS-7/ AHOZ	Up to 30	60	30	45	15	0	0	Yes	60
13667 Twin Peaks Rd ⁴	25	3141920200	13667 Twin Peaks Rd	MCCOY, M. H.	4.77	3.91	RS-4	Up to 4	15	5	1 ⁵	0	0	19	No	20

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Table 4-5 (Continued)

Site Name	Site #	APN	Location	Owner	Site Acres		Zoning/Land Use/ Density (Existing)			Income Category/Overlay Zone						TOTAL
					Gross	Net	Zone/Land Use Designation ¹	Units/ Acre	Potential Units	Target Density	Very Low Units	Low Units	Mod Units	Above Mod Units	Overlay Applied	
Twin Peaks	26	3211902800	Twin Peaks west of Espola	POWAY HOUSING AUTHORITY	2.15	1.80	RS-4 / AHOZ	Up to 30	54	30	41	13	0	0	Yes	54
Monte Vista North	27	2754606100	Monte Vista Road	POWAY HOUSING AUTHORITY	2.06	2.06	CO / AHOZ	Up to 30	51	30	39	12	0	0	Yes	51
ENTITLED/UNDER CONSTRUCTION²																
Villa de Vida	28	3171521400	12341 Oak Knoll Rd. (Villa De Vida)	POWAY HOUSING AUTHORITY	3.18	2.2	CB	24-30	54	30	42 ⁵	11 ⁵	0	1	No	54
Poway Commons (Tarascan)	29	3171010600	13100 Poway Rd. (Poway Commons)	MC POWAY 97 LLC; POWAY COMMONS AFFORDABLE CIC LP	1.54	1.54	TC	up to 35*	53	30	14 ⁵	29 ⁵	0	15	No	58
Poway Commons (South)	30	3174721800 3174721900 3174722300 3174722600 3174723100	13033 Poway Rd 13126 Quate Ct. 0 Poway Rd 13117 Quate Ct. 0 Poway Rd	POWAY COMMONS LLC; MC POWAY 97 LLC	5.45	4.5	TC	up to 35*	157	30	0	0	0	82	Yes	82
TOTAL											468	206	89	242		1005
Remaining Need After Credits³											468	181	89	-44		738
2020-2029 RHINA											468	268	241	342		1319

*A cap, limit not to exceed, is established for the number of residential units that may be built within the PRSP area (PRSP Section 8.1- Residential Housing Bank). The PRSP allows a maximum of 1,399 total residential units, representing a net increase of up to 1,148 residential units, relative to 2017 conditions. The Residential Housing Bank is available on a first-come, first-served basis. To date, units entitled or demoed include Poway Commons (141; 0), Outpost (53; 0), and Fairfield (212; 0) or 406 housing units built and 0 demolished housing units. As such, there is capacity for 742 additional housing units within the PRSP area. This Residential Sites Inventory identifies 580 units to be constructed within the PRSP area. The density, up to 35 du/ac, requires lot consolidation and selection of two community benefits (e.g., providing affordable housing) as outlined in the PRSP.

¹Either the zoning designation or the PRSP land use designation is noted. All properties in the PRSP area have a zoning designation of Planned Community (PC) and the remaining sites have the same zoning and land use designations. The zoning and land use designations are consistent for each site.

²Excludes other sites (entitled or building permits issued) in the 2020 Housing Element Annual Progress Report identified to meet the RHNA (June 30, 2020 to December 31, 2020), including Fairfield (212 units), The Farm in Poway (160 units), Outpost (53 units), four single-family homes, and 15 ADUs. See Table 4-2 and 4-4.

³See Table 4-2 and 4-4 (311 unit surplus; total RSI housing units - remaining need after credits + 44 above-moderate surplus units = 1005 – 738 + 44 = 311)

).

⁴Pending Project that utilizes a State density bonus.

⁵Affordability based on deed restrictions.

FIGURE 4-2
RESIDENTIAL SITES INVENTORY (SITE 1)

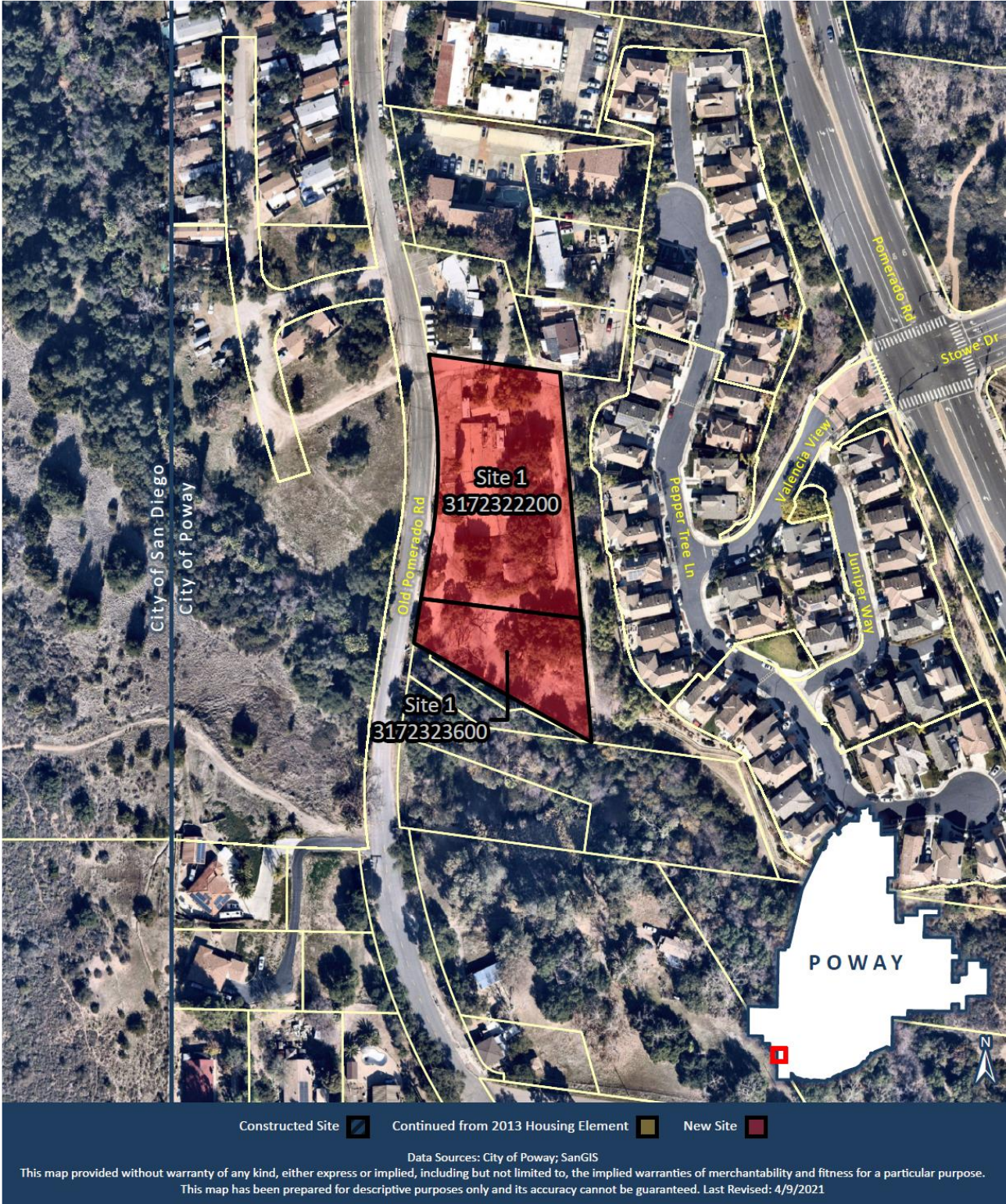


FIGURE 4-3
RESIDENTIAL SITES INVENTORY (SITES 2-7 and 28)

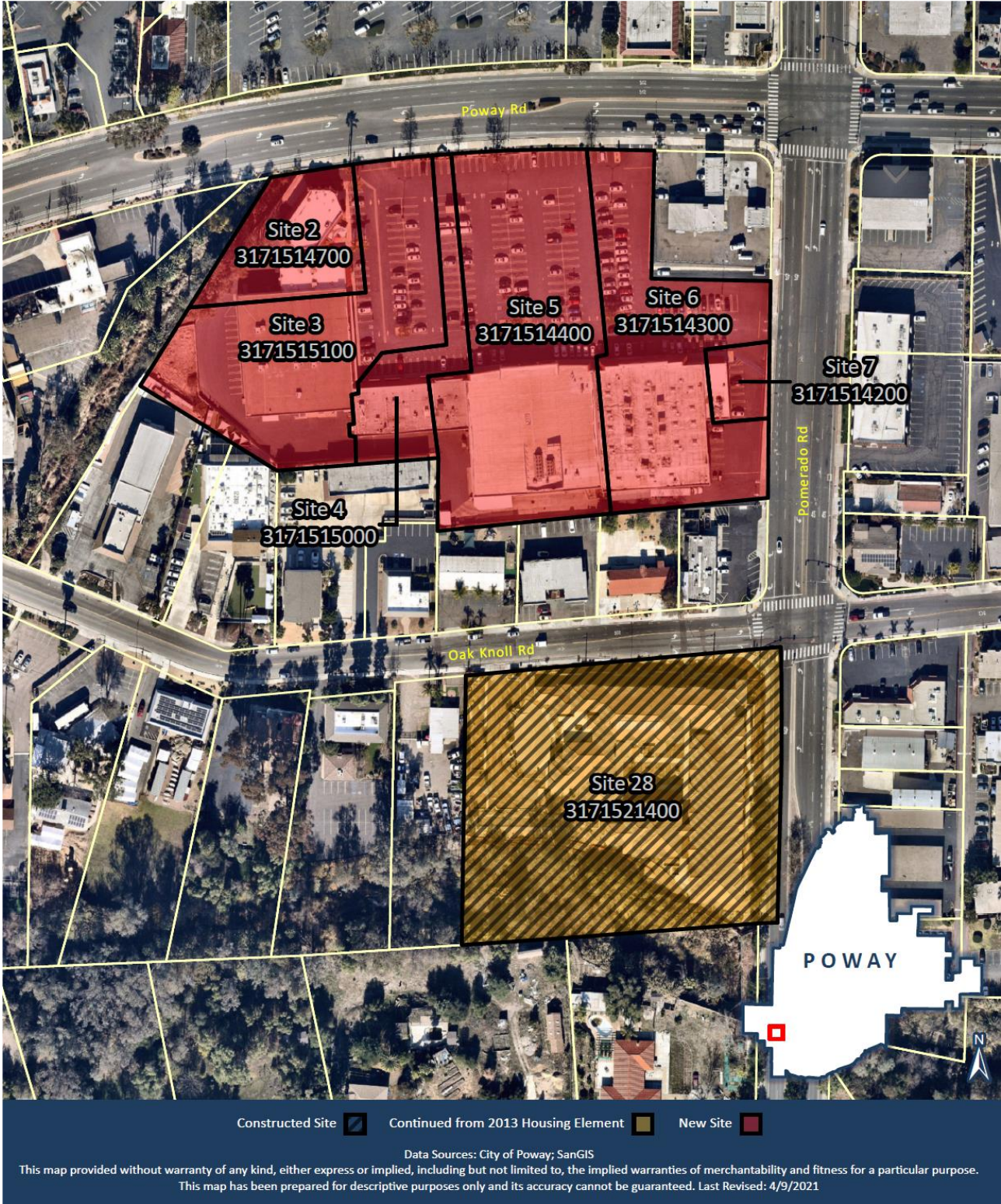


FIGURE 4-4
RESIDENTIAL SITES INVENTORY (SITES 8-13 and 29-30)

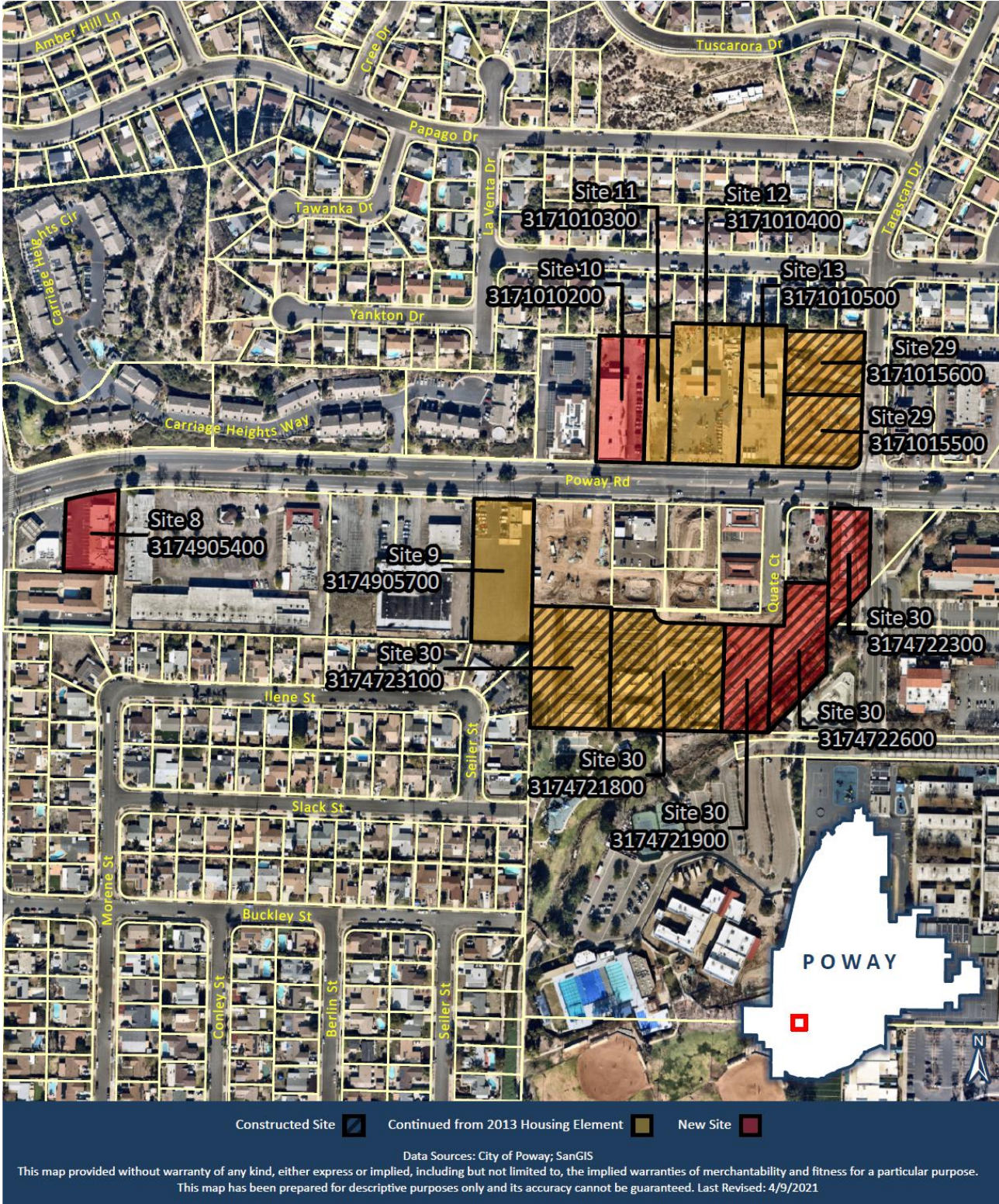


FIGURE 4-5
RESIDENTIAL SITES INVENTORY (SITES 14-22)



FIGURE 4-6
RESIDENTIAL SITES INVENTORY (SITE 23)

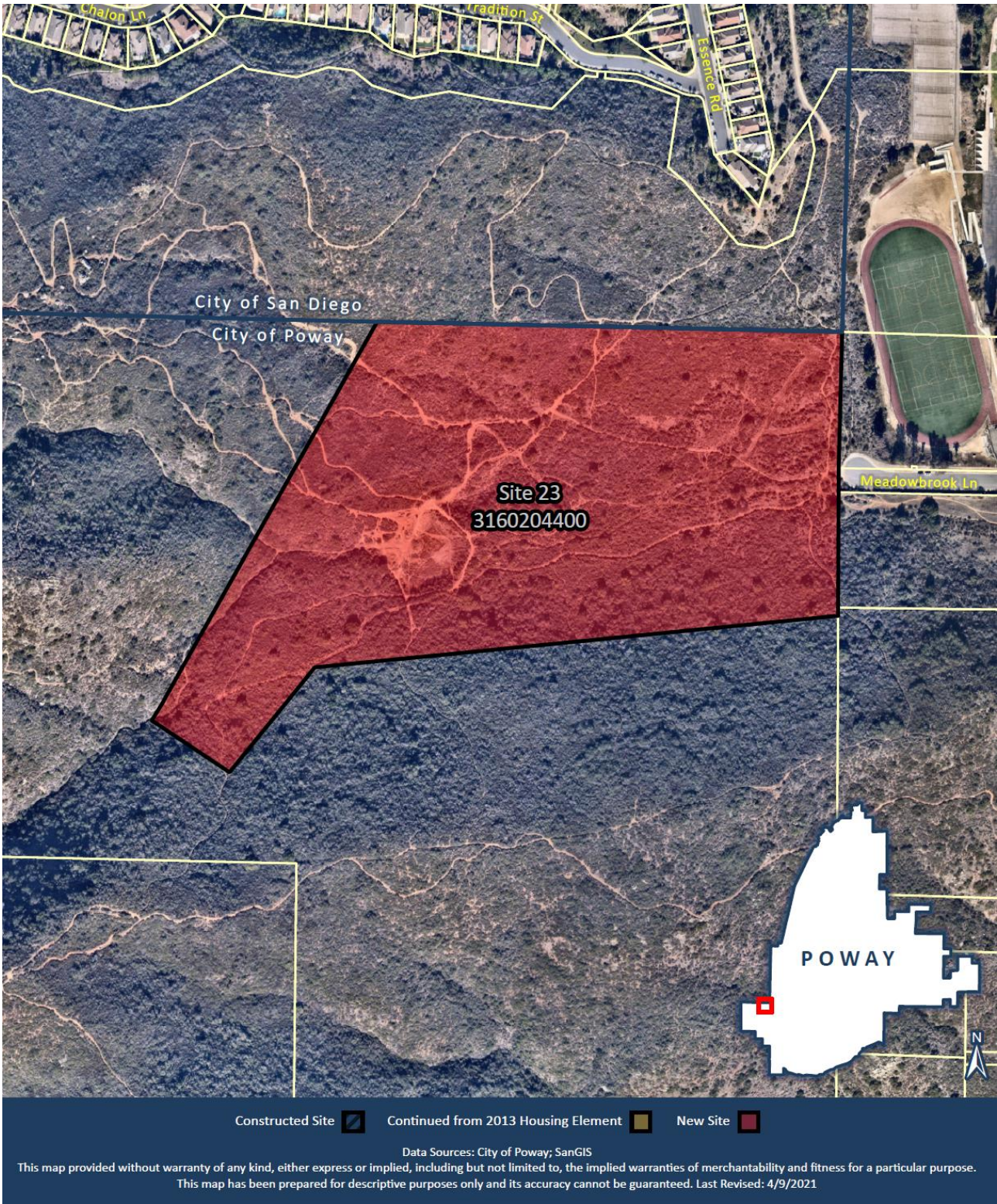


FIGURE 4-7
RESIDENTIAL SITES INVENTORY (SITES 24 and 25)

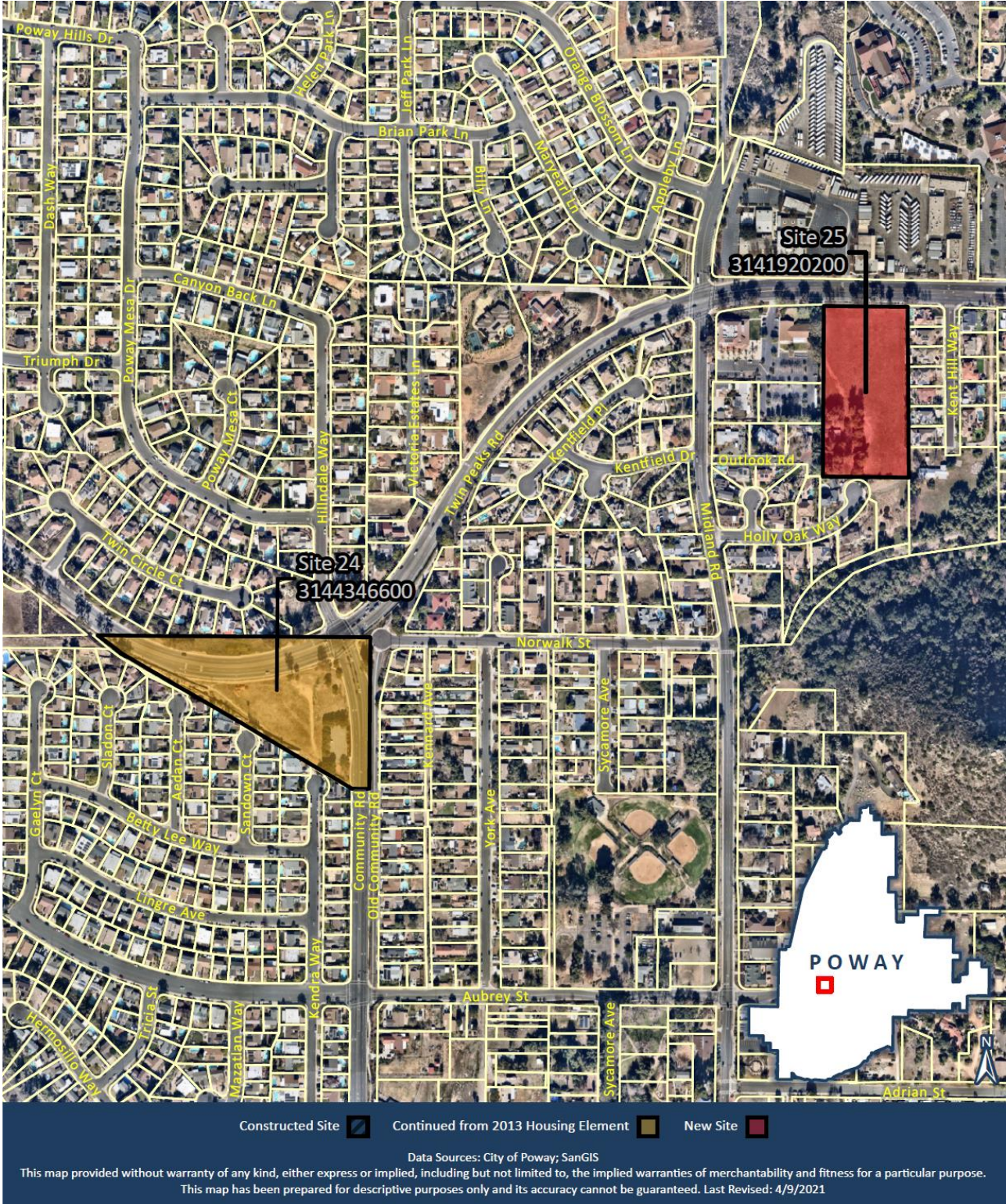


FIGURE 4-8
RESIDENTIAL SITES INVENTORY (SITE 26)



Constructed Site  Continued from 2013 Housing Element  New Site 

Data Sources: City of Poway; SanGIS

This map provided without warranty of any kind, either express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
This map has been prepared for descriptive purposes only and its accuracy cannot be guaranteed. Last Revised: 4/9/2021

FIGURE 4-9
RESIDENTIAL SITES INVENTORY (SITE 27)



3. Realistic Density Calculation

Sites for Very Low-, Low-, Moderate-, and Above Moderate-Income Housing

All of the properties identified in **Table 4-5** 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 unit yields will be met for these sites. 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 35 dwelling units per acre for most of the very low-, low-, moderate-, and above moderate-income sites. The City analyzed three recent developments that are entitled or under construction within the PRSP. Outpost yielded 45 du/ac (with density bonus), Poway Commons yielded 23 du/ac, and Fairfield yielded 29 du/ac. The average density of the three sites was 32 du/ac. While the initial developer desired townhome developments below the maximum density (Poway Commons), new projects like Fairfield and Outpost show the current market demand is for high density condominiums and apartments and maximum density should be achieved. Similar densities were achieved for affordable housing projects. For instance, Villa De Vida yielded 27 du/ac. Given that the zone density range is 24-35 dwelling units to the acre per the PRSP the Residential Sites Inventory conservatively estimates 30 dwelling units per net acre for most PRSP sites. Current PRSP sites listed in the Residential Sites Inventory show sites similar to the Fairfield project with dilapidated commercial centers that are underutilized and prime for redevelopment. Most of these housing sites are underdeveloped with large parking lots (developed in the 1960s-1970s). Many of the buildings do not meet current development and building standards and are not in good condition. Several sites include large portions of floodplain and/or floodway that cannot include improvements above the flood elevation, but parking, recreation areas, and open space areas all potentially can be improved within these floodway areas providing opportunities for developers to provide these improvements within the floodway and maximize the unit yield within the areas that are not within the floodway. Entitled developments and concept plans for future developments within the PRSP that have been shared with the City are indicating primarily residential developments with higher densities in the range of 30-33 du/ac.

All of the housing sites within the PRSP allow residential use. These are designated as town center, mixed use, and commercial general. Developments that have been submitted in these areas so far are primarily residential with a small amount of commercial to achieve the mixed-use goals of the PRSP. Some of the housing sites outside of the PRSP are commercially zoned, but allow residential development through the AHOZ at a density of up to 30 du/ac. Other sites are zoned residential and the AHOZ allows higher density than the underlying zone.

If housing sites are developed with 100% commercial, the developer will be required to process a general plan/ housing element amendment to identify alternative housing sites to mitigate the loss of those potential units. In addition, the City will continue to evaluate development standards for residential development in the MU, TC, and CO zones. The City adopted the PRSP which established development standards for mixed-use projects in each of these zones to facilitate the conversion of commercial sites to mixed-use commercial and residential sites. The PRSP also provides incentives to projects that provide affordable housing as a community benefit, including maximizing density.

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The sites listed in **Table 4-5** represent a realistic unit yield for the reasons stated above and 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. After discussions with service providers, the City has confirmed there is sufficient existing and planned dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City’s regional housing needs for the planning period.
- 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, however, these factors have been considered and the unit yield is based on the net lot area.
- Demand for housing is greater than commercial construction. The City’s retail areas are generally oversaturated, and developers seek to minimize commercial development and maximize residential development on these housing sites. **Table 4-6** further provides an analysis to further support the realistic unit yield for future housing development based on past projects that redeveloped sites with commercial uses on them.

Table 4-6
Example Development of Non-Vacant Sites for Residential Uses

Project Name/APN	Zoning	Use Prior to Redevelopment	Dwelling Units/Density	Project Analysis
Outpost 3174732000	Town Center District of PRSP	Office	53 units @ 29 dwelling units/acre	The project was developed near the maximum density of 35 dwelling units per acre. However, the developer wanted to include commercial space to make it a viable mixed-use project. Community benefits were included with the project to allow more than the base density of 24 du/ac. Community benefits for this project included the consolidation of lots, inclusion of restaurant space, and inclusion of quasi-public space.
Poway Commons 3171010600 3174721800 3174721900 3174722300 3174722600 3174723100	Town Center District of PRSP	Self-Storage/Dental Office	141 units @ 23.8 dwelling units/acre	The developer chose to develop townhomes and condominiums with attached garages based on market demand. The developer had also built a project with similar units in another jurisdiction which they were successful at and were comfortable building. A density bonus incentive for setbacks, wall height, and mixed-use requirements was granted for portions of the affordable site because 100 percent of the units were for low-income seniors. Community benefits for this project included the consolidation of lots, an internal street, and inclusion of affordable housing.

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Fairfield 3174905500 3174906900	Town Center District of PRSP	Commercial shopping center and bowling alley	212 units @ 29 dwelling units/acre	The project was built near the maximum density of 35 dwelling units per acre. The inclusion of commercial space and quasi-public space on-site reduced the developer's ability to provide additional units that would have met the maximum density. Community benefits were included with the project to allow more than the base density of 24 du/ac. Community benefits for this project included the consolidation of lots, inclusion of restaurant space, inclusion of quasi-public space, and the contribution to a community benefit fund.
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Other 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 A-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 A-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.

Vacant Sites Analysis

Table 4-7 below identifies the lower income RHNA on vacant sites to be 369 housing units affordable to very low- or low-income households. Sites 1 and 23-30 are either vacant sites, sites in process of entitlements, or entitled/under construction. For Site 27, an Exclusive Negotiating Agreement (ENA) was completed in 2022 and a Disposition and Development Agreement (“DDA”) will be completed and architectural design will be commenced in 2023. In addition, 48 units are ADUs affordable to low-income households. Based on the comparables analysis in the 2020 Housing Element Annual Progress Report, the Outpost rental housing project has 33 of 53 housing units with building permits issued and six of 25 rental ADU’s have building permits issued that are all affordable to lower income households (39 total established affordable units). The total 369 vacant sites is 50.14 percent of the total 736 RHNA units affordable to very-low and low-income households (greater than 50 percent).

**Table 4-7
Vacant Sites and Pending Projects (Lower Income RHNA only)**

	Number of Dwelling Units		
	Very Low	Low	Total
Vacant PHA Lower Income Project (Sites 1, 24, 26, 27)	143	40	183
Vacant Site Entitlements in Process (Site 23)	2	0	2
Entitled Projects (Sites 25, 28-30)	57	40	97
ADU Capacity (affordable to low-income households)	0	48	48
New Construction RHNA Credits	0	39	39
Total Vacant Sites	202	167	369
Total Nonvacant Sites (Sites 2-22)	266	126	392
Total Nonvacant and Vacant	468	293	761
% Lower Income RHNA Accommodated on Vacant Sites	369/736 = 50.14%		
Total RHNA (Very-Low and Low)	468	268	736

4. Site Analysis

Site 1 Big Stone Lodge (Figure 4-2)

This site is zoned Commercial General (CG). This site is owned by the Poway Housing Authority and is the site of a historical stagecoach stop that was later converted to a restaurant (built 1954). This use has been discontinued and the buildings have deteriorated into a state beyond repair. As discussed in Chapter 2, structures 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.

This site is available during the planning period. This parcel is owned by the Poway Housing Authority and has similar characteristics to Site 28 (Villa de Vida) where a project has been recently developed.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in an area not within LMI block groups and shouldn't further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 29 new units (62 percent of the new units will be affordable to low- and moderate-income households). Approximately, 91 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity groups by 0.5 percent and will increase the low- and moderate-income groups by 18 percent within this Census block.

- **Environmental Constraints:** The southern portion of the site is within an area mapped by the Federal Emergency Management Agency (FEMA) as a 100-Year Floodway resulting in developable net acreage of approximately 1.2 acres. A historical survey has been conducted in preparation for the redevelopment of the site. Preservation of cultural and historical resources is under consideration. This site is in the Mitigation Area of the City's Habitat Conservation Plan and the Very High Fire Hazard Area. Mitigation will be required for development within

any areas where habitat will be removed, which would not include the developed portions of the site. Since the project is in the Very High Fire Hazard Area, all structures will need to meet the requirements of the Wildland Urban Interface code requirements.

- **Existing and Planned Infrastructure Capacity:** The site is currently vacant. It is adjacent to one other commercial site along with surrounding residential development. Water, sewer, electricity, and telecommunications utilities are available at the site. There is sufficient utility capacity to service this site.
- **Access to Public Transportation and Other Community Amenities:** A bus stop that provides connecting service to a Metropolitan Transit System (MTS) Bus Rapid Transit station is located within a quarter mile of the site. A public park facility is within a quarter mile of the site. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles and easily accessible by bike.
- **Method used to calculate Realistic Capacity:** The existing CG allows mixed use development with a Conditional Use Permit. While the site is over 1.6 acres in size, 1.2 net acres was used to calculate the unit yield due to floodway constraints. This site is targeted for 29 dwelling units including 18 Very Low-Income affordable housing dwelling units.

Sites 2-7 Poway Promenade (Figure 4-3)

These sites are located within the PRSP and are zoned Planned Community (PC) with a Mixed Use (MU) designation. Together, these sites compose the Poway Promenade, an older commercial center (built 1972) at the southwest corner of Poway and Pomerado Roads, with the exception of a gas station located directly at the corner of Poway Road and Pomerado Road. As discussed in Chapter 2, structures 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. These properties are privately owned. Five of the six properties have the same owner. These five parcels have not had any recent significant improvements. In 2013, the sixth parcel was significantly remodeled for a new grocery store. Most of the spaces in the shopping center are currently leased similar to the Fairfield site prior to construction.

Within the past several years, Poway has experienced significant interest from developers 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, parking requirements, irregular parcel configurations, and ingress/egress issues. 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. The PRSP provides increased height and density incentives for properties that provide affordable housing as a community benefit.

Sites 2-7 have significant potential to be redeveloped during the planning period. As shown in Table 4-6, Sites 2-7 have similar characteristics to the entitled Fairfield project which is redeveloping an older shopping center and bowling alley into a mixed-use development with residential density of 29 dwelling units/acre. The Poway Promenade site falls within three-quarters of a mile of the Fairfield project. The property manager of the Poway Promenade did not respond to City requests to gather information for a lease analysis. Some of the

buildings on these sites are in poor condition with a few vacancies. There is a large parking lot with no landscaping that has more parking spaces than required for the existing commercial space. Part of the parking lot could be developed with residential units while maintaining adequate parking overall. Residential uses at this location would be compatible with the variety of commercial uses that exist including a grocery store and a vacant restaurant.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in an area not within LMI block groups and should further concentrate low- and moderate-income residents. As a result of the development of Sites 2-7 within this Census block, there are 180 new units (75 percent of the new units will be affordable to low- and moderate-income households). Approximately 91 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity groups by three percent and will increase the low- and moderate-income groups by 137 percent within this Census block.

- **Environmental Constraints:** These properties are currently developed and are considered infill properties appropriate for conversion to mixed or residential uses. There may be contaminated soils on portions of the parcels adjacent to the gas station, due to leaking underground fuel tanks at the gas station. Soil remediation of this area may be necessary mitigation.
- **Existing and Planned Infrastructure Capacity:** These sites are infill properties surrounded by developed parcels. Water, sewer, electricity, and telecommunications utilities are available at the site. There is sufficient utility capacity to service this site.
- **Access to Public Transportation and Other Community Amenities:** A bus route that provides connecting service to a Metropolitan Transit System (MTS) Bus Rapid Transit station is located adjacent to the site. Public park facilities and a grocery are within a quarter mile of the site. A public elementary school is within a half-mile of the site. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- **Qualification for Incentives to Increase Density and Building Height:** Sites 2-7 have a combined area of 6.09 acres and share common ownership. Consolidation of these lots would qualify for existing PRSP incentives that allow increased density and building height. The lot sizes will not be an impediment to maximizing density for housing developments on these sites.
- **Method used to calculate Realistic Capacity:** The capacity assumptions for these properties take into account the development standards provided in the PRSP which allows up to 35 dwelling units per acre. The capacity assumption uses 30 dwelling units per acre, which is approximately 85 percent of the maximum allowable density consistent with recent and nearby development trends.
 - Site 2 is 0.56 net acres and is targeted for 17 units, including 8 very low-income and 3 low-income dwelling units.
 - Site 3 is 1.53 net acres and is targeted for 45 units, including 19 very low-income and 8 low-income dwelling units.
 - Site 4 is 0.47 net acres and is targeted for 14 units, including 6 very low-income and 2 low-income dwelling units.

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- Site 5 is 1.92 net acres and is targeted for 57 dwelling units, including 24 very low-income and 10 low-income dwelling units.
- Site 6 is 1.44 net acre and is targeted for 43 dwelling units, including 18 very low-income and 7 low-income dwelling units.
- Site 7 is 0.16 net acres and is targeted for 20 dwelling units, including 1 very Low-Income and 1 Low-Income dwelling unit.

Sites 8-13 Town Center West (Figure 4-4)

These parcels are located within the PRSP and are zoned Planned Community (PC) with a Town Center (TC) designation. Site 8 is the site of an older small strip center with five spaces that are being leased. Site 9 is currently being used as an existing Recreational Vehicle storage and a car rental business. Site 10 is developed with an older commercial building that is leased to a thrift store. Site 11 contains a firewood sales lot with a small shed/office structure which is a marginal economic use and has no legitimate improvement. Sites 12-13 are the location of an equipment and RV rental business. With the exception of Sites 8 and 10, these sites were identified for affordable housing in the previous Housing Element. All of the properties within Town Center West are privately owned and are considered underutilized with the current land uses on them (built 1961). As discussed in Chapter 2, structures 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. As discussed for the Sites 2 through 7 analysis, developers are interested in acquiring properties that allow mixed use development for the purpose of building multi-family housing and the PRSP provides increased height and density incentives for properties that provide affordable housing as a community benefit.

Sites 8-13 have significant potential to be redeveloped during the planning period. They have similar characteristics to the Poway Commons development which consolidated and redeveloped several underutilized commercial sites into a multi-family residential development with affordable housing that will be dedicated for seniors. These sites are adjacent to the Poway Commons project and are also within the PRSP.

The property owner for site 9 has not responded to the City's request to gather information for a lease analysis. Sites 10 and 11 have the same owner and these properties are currently for-sale. The businesses on parcels 12 and 13 are operated by the property owner and there are no lease restrictions.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. Within the Census block for Sites 8 and 9, there are 43 new units (90 percent of the new units will be affordable to low- and moderate-income households). Approximately 44 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by two percent and will increase the low- and moderate-income groups by eight percent within this Census block. Within the Census block for sites 10-13, there are 94 new units (84 percent of the new units will be affordable to low- and moderate-income households). Approximately 73 percent of the Census block is part of a high-income race/ethnicity group. The added units will increase the high-income race/ethnicity group by six percent and will increase the low- and moderate- income groups by 58 percent within this Census block.

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- **Environmental Constraints:** These properties are currently developed and are considered infill properties appropriate for conversion to mixed or residential uses.
- **Existing and Planned Infrastructure Capacity:** These sites are infill properties surrounded by developed parcels. Water, sewer, electricity, and telecommunications utilities are available at the site. There is sufficient utility capacity to service this site.
- **Access to Public Transportation and Other Community Amenities:** A bus route that provides connecting service to a MTS Bus Rapid Transit station is located adjacent to these sites. Public park facilities, the Mickey Cafagna Community Center, Poway Library, a public elementary school, and a grocery store are within a quarter mile of these sites. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- **Qualification for Incentives to Increase Density and Building Height:** Sites 10-13 have a combined area of 3.58 acres (Sites 12 and 13 share common ownership). Consolidation of these lots would qualify for an existing PRSP incentive that would allow increased density and building height. The lot sizes will not be an impediment to maximizing density for housing developments on these sites. Although Site 8 (0.55 acres) and Site 9 (0.93 acres) are not paired with sites for a future lot consolidation in the Residential Sites Inventory, consolidation is feasible and likely for both sites. In addition, the PRSP provides other incentives to increase height and density by providing two community benefits. Qualifying community benefits include the creation of affordable housing and the dedication of public space among other options outlined in the PRSP. The lot sizes will not be an impediment to maximizing density for housing developments on these sites.
- **Method used to calculate Realistic Capacity:** The capacity assumptions for these properties take into account the development standards provided in the PRSP which allows up to 35 dwelling units per acre. The capacity assumption uses 30 dwelling units per acre, which is 85 percent of the maximum allowable density consistent with recent and nearby development trends. As shown in Table 4-6, Sites 8-13 have similar characteristics to the entitled Fairfield project which is redeveloping an older shopping center and bowling alley into a mixed-use development with residential density of 29 dwelling units/acre. Similar to Poway Commons and Fairfield developments on the south side of Poway Road, Site 11 will likely be combined with either Site 10 or Site 12 and 13 or all three.
 - Site 8 is 0.55 acres and is targeted for 16 units, including 6 very low-income and 3 low-income dwelling units.
 - Site 9 is 0.93 net acres and is targeted for 27 units, including 17 very low-income and 10 low-income dwelling units.
 - Site 10 is 0.88 net acres and is targeted for 26 Units, including 12 very low-income and 4 low-income dwelling units.
 - Site 11 is 0.33 net acres and is targeted for 9 dwelling units, including 6 very low-income and 3 low-income dwelling units.
 - Site 12 is 1 net acre and is targeted for 30 dwelling units, including 19 very low-income and 11 low-income dwelling units.
 - Site 13 is 0.69 net acres and is targeted for 20 dwelling units, including 13 very- low income and 7 low-income dwelling units.

Sites 14-22 Town Center East (Figure 4-5)

These parcels are located within the PRSP and are zoned Planned Community (PC) with a Town Center (TC) designation. Sites 14-18 are under the same ownership and are leased to a tire shop/garage, an outdoor storage lot, a small retail building, and a social club lodge. Site 19 is the site of a mortuary. Site 20 is owned by the on-site operator of a self-storage facility and truck rental business. Sites 21-22 share common ownership and are the locations of an older shopping center that currently has a low vacancy of spaces for lease, a self-storage facility, and a Recreational Vehicle storage lot. All of the sites within Town Center East are privately owned and are considered underutilized with the current land uses on them (built 1975, except Site 19 was built 1980). As discussed in Chapter 2, structures 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. As discussed for the Sites 2 through 7 analysis, developers are interested in acquiring properties that allow mixed use development for the purpose of building multi-family housing and the PRSP provides increased height and density incentives for properties that provide affordable housing as a community benefit.

Sites 14-20 have significant potential to be redeveloped during the planning period. They have similar characteristics to the Poway Commons development which consolidated and redeveloped several underutilized commercial sites into a multi-family residential development with affordable housing that will be dedicated for seniors. Sites 14-20 are located within one-half mile of the Poway Commons development.

Sites 14-18 have the same owner who did not respond to City requests to gather information for a lease analysis. The businesses on site 19 and 20 are also the property owners of their respective sites and there are no lease restrictions. Sites 21-22 have significant potential to be redeveloped during the planning period. They have similar characteristics to the entitled Fairfield project which is redeveloping an older shopping center and bowling alley into a mixed-use development with a residential density of 29 dwelling units/acre. The property manager for the Lively Center indicated that the center is currently entirely leased and that most of these leases are on two-year terms.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, sites 14 through 19 are located in an area not within LMI block groups and should not further concentrate low- and moderate-income residents. Within the Census block for sites 14-15, there are two new units (100 percent of the new units will be affordable to low- and moderate-income households). Approximately 44 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by 0.1 percent and will increase the low- and moderate- income groups by 0.3 percent within this Census block. Within the entire Census block for sites 16-19, there are 41 new units (85 percent of the new units will be affordable to low- and moderate-income households). Approximately 68 percent of the Census block is part of a high-income race/ethnicity group. The added units will increase the high-income race/ethnicity group by two percent and will increase the low- and moderate-income groups by 20 percent within this Census block. Within the block group for sites 21-22, there are 229 new units (82 percent of the new units will be affordable to low- and moderate-income households). Approximately 63 percent of the Census block is part of a high-income race/ethnicity group. The added units will increase the high-income

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race/ethnicity group by eight percent and will increase the low- and moderate- income groups by 60 percent within this Census block.

- **Environmental Constraints:** These properties are currently developed and are considered infill/redevelopment properties appropriate for conversion to residential uses. The combined gross areas of these sites is 12.03 acres. Portions of the Town Center West sites have been mapped by the Federal Emergency Management Agency (FEMA) as a 100-Year Floodway resulting in developable net acreage of approximately 8.7 net acres. The floodway, however, does present opportunities for parking and recreational and open space areas which help to achieve maximum density on these sites.
- **Existing and Planned Infrastructure Capacity:** These sites are infill/redevelopment properties surrounded by developed parcels. Water, sewer, electricity, and telecommunications utilities are available at the site. There is sufficient utility capacity to service this site.
- **Access to Public Transportation and Other Community Amenities:** A bus route that provides connecting service to a MTS Bus Rapid Transit station is located adjacent to these sites. Public park facilities, the Mickey Cafagna Community Center, Poway Library, a public elementary school, and a grocery store are within a quarter mile of these sites. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- **Qualification for Incentives to Increase Density and Building Height:** Sites 14-19 have a combined area of 2.46 acres (Sites 14-18 share common ownership). Consolidation of these lots would qualify for existing PRSP incentives that allow increased density and building height. The lot sizes will not be an impediment to maximizing density for housing developments on these sites. Sites 20-22 have a combined area of 9.57 acres (Sites 21-22 share common ownership). Consolidation of these lots would qualify for existing PRSP incentives that allow increased density and building height. The lot sizes will not be an impediment to maximizing density for housing developments on these sites.
- **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. The capacity assumption uses 30 dwelling units per acre, which is 85 percent of the maximum allowable density consistent with recent and nearby development trends, except that sites 20 through 22 uses 100 percent of the maximum allowable density because the floodway is prevalent within these sites, is deducted from gross lot area for development purposes, but still provides opportunities for parking and recreational and open space areas which ensure maximum density on these sites is feasible to achieve. See Table 4-6 for examples of recent development that did not include floodway areas. As shown in Table 4-6, Sites 14-22 have similar characteristics to the entitled Fairfield project which is redeveloping an older shopping center and bowling alley into a mixed-use development with residential density of 29 dwelling units/acre.
 - Sites 14-18 have the same owner and is 0.75 net acres and is targeted for 22 dwelling units, including 10 very low-income and 6 low-income dwelling units. Portions of the sites that are in the Floodway can be used as a surface parking lot or open space for the redevelopment of Sites 19-22.
 - Site 19 is 0.71 net acres and is targeted for 21 dwelling units, including 9

- very low-income and 6 low-income.
- Site 20 is 0.8 net acres and is targeted for 28 dwelling units, including 12 very low-income and 5 low-income dwelling units.
- Sites 21-22 5.79 net acres and is targeted for 201 dwelling units, including 86 very low-income and 40 low-income dwelling units.

Site 23 Meadowbrook (Figure 4-6)

This site is zoned Rural Residential-C (RR-C). This site is vacant and under private ownership. This City is reviewing a current application for a subdivision that incorporates an affordable housing density bonus which yields two very low-income lots. The site is located adjacent to other residential neighborhoods and open space.

Site 23 has significant potential to be developed during the planning period. It is vacant and residentially zoned. An application for Tentative Map and Development Review has been submitted to the City. This application incorporates a density bonus by providing two very low-income dwelling units. By utilizing a density bonus allowed under State law, the project will exceed the density allowed by the current zoning. This project conforms to the density bonus law.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in an area within LMI block groups. As a result of this site development within this Census block, there are 17 new units (11 percent of the new units will be affordable to low- and moderate-income households). Approximately 63 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by 0.1 percent and will increase the low- and moderate- income groups by 0.7 percent within this Census block.

- **Environmental Constraints:** The site has been identified to contain protected biological resource habitat that will be mitigated with an on-site biological conservation easement. Since the property is in the Mitigation Area of the City’s Habitat Conservation Plan, each residential parcel is limited to two acres of habitat removal. The sloping topography of the site will subject grading to the limits of the City’s hillside development requirements. This site lies within the Very High Fire Hazard area. All development on the site must meet the Wildland-Urban Interface code requirements.
- **Existing and Planned Infrastructure Capacity:** The site is vacant and the project is proposing to extend water, sewer, electricity, and telecommunications utilities onto the site. There is sufficient utility capacity for these extensions.
- **Access to Public Transportation and Other Community Amenities:** A bus stop that provides connecting service to a MTS Bus Rapid Transit station is located with a quarter-mile of the site. A public middle school is adjacent to the site and a public elementary school is within a quarter mile of the site. The site will have access to the City public trail system.
- **Method used to calculate Realistic Capacity:** Based on the natural grade existing RR-C zone allows for up to 11 dwelling units per acre. This site is targeted for 17 dwelling units, including two very low-income affordable housing dwelling units. The City currently has an application for this project that incorporates a density bonus by providing two very low-income dwelling units and a total of 17

dwelling units. By utilizing a density bonus allowed under State law, the project will exceed the density allowed by the current zoning. This project conforms to the density bonus law.

Site 24 Park and Ride (Figure 4-7)

This site is zoned Residential Single Family (RS-7). Besides a small park and ride lot, this site is vacant and owned by the City of Poway. The existing parking lot will be incorporated into a future affordable housing development. This site was identified for affordable housing in the 2013 Housing Element. The site is located adjacent to other residential neighborhoods.

Site 24 has significant potential to be developed during the planning period. It is vacant (besides a small park and ride lot), residentially zoned, has the Affordable Housing Overlay Zone, and is owned by the City of Poway. This site has similar characteristics to Site 28 (Villa de Vida) where a multifamily development has been recently constructed.

As discussed in Chapter 2, this proposed site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 60 new units (100 percent of the new units will be affordable to low- and moderate-income households). Approximately 85 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by three percent and will increase the low- and moderate-income groups by 62 percent within this Census block.

- 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, sewer, electricity, and telecommunications utilities are available at the site and will be extended onto the site at the time of construction. There is sufficient utility capacity for these extensions.
- Access to Public Transportation and Other Community Amenities: A bus route that provides a connecting service to a MTS Bus Rapid Transit station is located adjacent to the site. A City park (Old Poway Park), a convenience store, retailers, restaurants, and a public elementary school is within a half-mile of the site. Old Poway Park hosts a weekly Farmer’s Market and many City-sponsored events. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- 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, two net acres were 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 and development by-right. This site is targeted for 60 dwelling units, including 45 very low- and 15 low-income affordable housing dwelling units. From 2010 to 2021, four affordable housing developments have been constructed in Poway at densities that range from 77.3 to 153.4 percent of the maximum allowable density (Brighton Place, Orange Gardens, Villa de Vida, Apollo). When weighting these developments based on their lot size, these developments had a combined average of 100 percent of the maximum allowable

density.

Site 25 13667 Twin Peaks Rd (Figure 4-7)

This site is zoned Residential Single Family (RS-7). This pending project proposes to construct 20 housing units. This site was developed with a single-family dwelling (built 1958) and was privately owned and pending project resulted in the loss of this one market-rate single-family residence. The existing single-family residence on-site has been demolished. As discussed in Chapter 2, structures 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. The Housing Credits (Table 4-4) combined with the Residential Sites Inventory (Table 4-5) provide for 154 excess housing units above the RHNA requirements and no replacement program is warranted. The site is located adjacent to other residential neighborhoods.

Site 25 has significant potential to be developed during the planning period. It is vacant and residentially zoned. An application for Tentative Map and Development Review has been submitted to the City of Poway. This application incorporates a density bonus by providing one very low-income dwelling unit. By utilizing a density bonus allowed under State law, the project will exceed the density allowed by the current zoning. This project conforms to the density bonus law.

As discussed in Chapter 2, this proposed candidate site is located in an area with a higher percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 74 new units (74 percent of the new units will be affordable to low- and moderate-income households). Approximately 81 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by two percent and will increase the low- and moderate-income groups by 39 percent within this Census block.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is developed with a single-family dwelling unit and is surrounded by residential development. Water, sewer, electricity, and telecommunications utilities are available at the property and will be extended onto the site at the time of construction. There is sufficient utility capacity for these extensions.
- Access to Public Transportation and Other Community Amenities: A bus route that provides connecting service to a MTS Bus Rapid Transit station is located adjacent to the site. A public middle school is with a quarter mile of the site. A City park (Old Poway Park), a convenience store, retailers, restaurants, and a public elementary school are within a half-mile of the site. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- Method used to calculate Realistic Capacity: The existing RS-4 zone allows for up to 4 dwelling units per acre. The site is over 4.77 acres in size. The City has entitled a proposal for a subdivision that will incorporate a Density Bonus through the inclusion of affordable housing. This site will be developed with 20 dwelling units, including one very low-income affordable housing dwelling unit. By utilizing a density bonus allowed under State law, the project will exceed the density

allowed by the current zoning. This project conforms to the density bonus law.

Site 26 Twin Peaks (Figure 4-8)

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. There is currently no proposed project. It is adjacent to a gas station, a soccer park, and a religious facility. The site is across the street from a residential neighborhood.

Site 26 has significant potential to be developed during the planning period. It is vacant, residentially zoned, has an AHOZ, and is owned by the Poway Housing Authority. This site has similar characteristics to Site 28 (Villa de Vida) where a multifamily development has been recently constructed. Villa De Vida has similar developable acreage, is also owned by the Poway Housing Authority, and yielded similar very-low to low-income household ratios with 42 dwelling units deed restricted to very-low and 11 units deed restricted to low-income households.

As discussed in Chapter 2, this proposed candidate site is located in an area with a higher percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in an area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 74 new units (74 percent of the new units will be affordable to low- and moderate-income households). Approximately 81 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by two percent and will increase the low- and moderate- income groups by 39 percent within this Census block.

- **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 for structures. Portions of the site that are in the flood plain can be used as a surface parking lot or open space for the redevelopment of Site 26.
- The site is a current brownfield site and has an active remediation process associated with it. This site lies within the Very High Fire Hazard area. All development on the site must meet the Wildland-Urban Interface code requirements.
- **Existing and Planned Infrastructure Capacity:** The site is an infill property that is surrounded by development. Water, sewer, electricity, and telecommunications utilities are available at the property and will be extended onto the site at the time of construction. There is sufficient utility capacity for these extensions.
- **Access to Public Transportation and Other Community Amenities:** A bus route that provides connecting service to a MTS Bus Rapid Transit station is located adjacent to the site. A public middle school is within a quarter mile of the site. A public elementary school is within a half-mile of the site. Convenience stores and restaurants are located near the site.
- **Method used to calculate Realistic Capacity:** 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, which allows for up to 30 dwelling units per acre and development by-right. This site is targeted for 54 dwelling units, including 41 very low- and 13 low-income affordable housing dwelling units. From 2010 to

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2021, four affordable housing developments have been constructed in Poway at densities that range from 77.3 to 153.4 percent of the maximum allowable density (Brighton Place, Orange Gardens, Villa de Vida, Apollo). When weighting these developments based on their lot size, these developments had a combined average of 100 percent of the maximum allowable density.

Site 27 Monte Vista (Figure 4-9)

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 has occurred and a RFP for an affordable housing developer was released with proposals received. An Exclusive Negotiating Agreement (ENA) was completed in 2022 and a Disposition and Development Agreement (“DDA”) will be completed and architectural design will be commenced in 2023.

Site 27 has significant potential to be developed during the planning period. It is vacant, residentially zoned, has an AHOZ, and is owned by the Poway Housing Authority. This site has similar characteristics to Site 28 (Villa de Vida) where a multifamily development has been recently constructed.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 51 new units (100 percent of the new units will be affordable to low- and moderate-income households). Approximately 90 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by two percent and will increase the low- and moderate- income groups by 61 percent within this Census block.

- **Environmental Constraints:** This site lies within the Very High Fire Hazard area. All development on the site must meet the Wildland-Urban Interface code requirements
- **Existing and Planned Infrastructure Capacity:** The site is an infill property that is surrounded by office, hospital, and residential uses. Water, sewer, electricity, and telecommunications utilities are available at the property and will be extended onto the site at the time of construction. There is sufficient utility capacity for these extensions.
- **Access to Public Transportation and Other Community Amenities:** A bus stop that provides connecting service to a MTS Bus Rapid Transit station is located with a quarter-mile of the site. This site is adjacent to Pomerado Hospital and numerous medical office complexes. A connection to the City’s trail system is with a quarter mile of the site.
- **Method used to calculate Realistic Capacity:** A gross/net acreage of 2.06 acres was used to calculate the density. An AHOZ was placed on the site in 2012, which allows for up to 30 dwelling units per acre and development by-right. This site is targeted for 51 dwelling units, including 39 very low- and 12 low-income affordable housing dwelling units. City Staff reviewed the submissions and interviewed developers in response to a Request for Qualification for the Monte Vista housing site for the development and selection of a developer is forthcoming with the entitlement process to follow. From 2010 to 2021, four affordable housing

developments have been constructed in Poway at densities that range from 77.3 to 153.4 percent of the maximum allowable density (Brighton Place, Orange Gardens, Villa de Vida, Apollo). When weighting these developments based on their lot size, these developments had a combined average of 100 percent of the maximum allowable density.

Site 28 Villa de Vida (Figure 4-3)

This site is zoned Community Business (CB) which allows mixed-use developments with residential uses. This site is owned by a non-profit affordable housing partner and was formerly used as a public bus yard. An affordable housing development for residents with special needs is currently under construction. The site is located adjacent to single-family homes, office uses, a convenience store, and a day care center.

As discussed in Chapter 2, this proposed candidate site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 54 new units (98 percent of the new units will be affordable to low- and moderate-income households). Approximately 91 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by one percent and will increase the low- and moderate-income groups by 53 percent within this Census block.

- Environmental Constraints: The southern portion of the site is within the 100-year floodway, resulting in a developable net acreage of approximately 2.2 acres.
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water, sewer, electricity, and telecommunications utilities are provided to the site. There is sufficient utility capacity for these utilities.
- Access to Public Transportation and Other Community Amenities: A bus stop that provides connecting service to a MTS Bus Rapid Transit station is located within a quarter-mile of this site. Shopping centers are within a quarter mile of these sites. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- Method used to calculate Realistic Capacity: Construction of 14 Very Low-Income, 29 low-income, and one moderate-income dwelling unit has commenced as entitled.

Site 29 Poway Commons – Tarascan (Figure 4-4)

This site is zoned TC, which allows for residential uses. This site is privately owned with the southerly site owned by a non-profit affordable housing partner. It is part of the Poway Commons (South) site development project. The site is under construction. It is located adjacent to single family homes, fast food restaurants, and an equipment rental business.

As discussed in Chapter 2, this site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 140 new units (30 percent of the new units will be affordable to low- and moderate-income households). Approximately 68 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will

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increase the high-income race/ethnicity group by three percent and will increase the low- and moderate-income groups by 25 percent within this Census block.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water, sewer, electricity, and telecommunications utilities are provided to the site. There is sufficient utility capacity for these extensions.
- Access to Public Transportation and Other Community Amenities: A bus stop that provides connecting service to a MTS Bus Rapid Transit station is located adjacent to these sites. Public park facilities, the Mickey Cafagna Community Center, Poway Library, a public elementary school, and a grocery store are within a quarter mile of these sites. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- Method used to calculate Realistic Capacity: Construction of 14 very low-income, 29 low-income, and 15 above-moderate income dwelling units has commenced as entitled.

Site 30 Poway Commons – South (Figure 4-4)

This site is zoned TC, which allows for residential uses. This site is currently owned by a private developer and is part of the Poway Commons (Tarascan) site development project. It is located adjacent to Rattlesnake Creek, the City’s Community Park, the Mickey Cafagna Community Center, and also the Poway Library.

As discussed in Chapter 2, this site is located in an area with a low or moderate percent of residents of Hispanic Origin (**Figure 2-13**). It is located within areas of low and moderate concentrations of Non-White residents (**Figure 2-14**). As shown in **Figure 2-15**, this site is located in area not within LMI block groups and should not further concentrate low- and moderate-income residents. As a result of this site development within this Census block, there are 140 new units (30 percent of the new units will be affordable to low- and moderate-income households). Approximately 68 percent of the Census block is part of a high-income race/ethnicity group (White, Asian, or multi-race per Chapter 2). The added units will increase the high-income race/ethnicity group by three percent and will increase the low- and moderate- income groups by 25 percent within this Census block.

- Environmental Constraints: None
- Existing and Planned Infrastructure Capacity: The site is an infill property that is surrounded by development. Water, sewer, electricity, and telecommunications utilities are provided to the site. There is sufficient utility capacity to service the site.
- Access to Public Transportation and Other Community Amenities: A bus stop that provides connecting service to a MTS Bus Rapid Transit station is located at these sites. Public park facilities, the Mickey Cafagna Community Center, Poway Library, a public elementary school, and a grocery store are within a quarter mile of these sites. The South Poway Business Park, which SANDAG has identified as a Tier 3 employment center, is within two miles.
- Method used to calculate Realistic Capacity: Construction of 82 Above Moderate-Income dwelling units has commenced as entitled.

Affordable Housing Overlay Zone (AHOZ)

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As indicated above, an AHOZ was placed on three of the properties in the site inventory (Sites 24 – Park and Ride, 26 – Twin Peaks, and 27 – Monte Vista North) to ensure they will develop at the densities identified. 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 by-right noted in **Table 4-5**. In order to ensure both the initial and continued affordability of housing constructed under the AHOZ, deed restrictions are required. This obligates resale prices or rents to 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 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). At least 22 percent of the very low- and low-income housing need shall be accommodated on these AHOZ sites.

Mixed Use

Another technique for increasing the affordability of housing is to allow residential units in addition to commercial development on property zoned commercial. Sites 1 through 22 and Sites 27 through 30 in **Table 4-5** allow mixed-use development. In the PRSP, there is a Mixed Use District comprising approximately 50 acres and there is a Town Center District comprising approximately 54 acres, both located on Poway Road and both allowing up to 35 dwelling units per acre as described previously. In addition to the Mixed Use and Town Center Districts, “mixed use development” is allowed with a conditional use permit in the City’s Commercial Office, Community Business, 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.

Any project approved for mixed-use sites will be required to comply with the regulations of the PRSP, the City’s Municipal Code, and the California Government Code Section 65583.2(h) and 65583.2(i) as applicable. For the undeveloped properties that are zoned mixed-use in the PRSP area, it was assumed that 30 of the maximum 35 dwelling units per acre in the Mixed-Use and Town Center Districts would develop as residential based on demand and recent development trends with some commercial and open space components along Poway Road. Sites 20 through 22 in **Table 4-5** show the maximum 35 dwelling unit per acre yield because the adjacent floodway can be used for parking, open space, and recreational areas. These PRSP sites provide a balance of affordability amongst each income category to meet all the needs of the RHNA. No developers have expressed interest in building commercial amongst these sites. There is some commercial infill (e.g., restaurants) and rehabilitation occurring amongst some of the City’s more popular shopping centers that are not within the Residential Sites Inventory. For the sites not within the PRSP, Site 28, Villa De Vida, was owned by the Poway Housing Authority and under construction at 27 of the maximum 30 dwelling units per acre allowable. The remaining sites, Sites 1 and 27, also include maximum density because they are owned by the Poway Housing Authority.

Trends will continue to be analyzed and the City is required to find new sites to make up any shortfall as sites within the Residential Sites Inventory are developed (“No Net Loss” provisions). This will require additional analysis and may be determined on a case-by-case basis for individual developments.

ADUs

ADUs are not listed in the Residential Sites Inventory, but are shown as credits towards the RHNA in **Table 4-4**. With the recent changes to the California Code of Regulations, demand for ADUs continue to increase. Most ADUs are built within constrained areas (e.g., PSHCP area, Proposition FF, Rural Residential, VHFHA), but this presents an opportunity to further fair housing since these single-family residential areas, especially lower density areas, are almost entirely within areas with a low percent of residents of Hispanic Origin (**Figure 2-13**), a low concentration of Non-White residents (**Figure 2-14**), and, as shown in **Figure 2-15**, areas not within LMI block groups and should not further concentrate low- and moderate-income and minority groups to meet goals to further fair housing. Potential Units of ADU's are based on how many single-family residential parcels there are in Poway (2019 County Assessor Inventory of Parcels and Values). Affordability is based on the comparables analysis in the 2020 Housing Element Annual Progress Report, however, many ADU units were moved from the affordable to low-income household category to the affordable to moderate-income category in order to meet housing needs for moderate-income households. Projected ADUs are estimated to be 19.5 ADUs per year based on a four year average (1/1/2018 to 12/31/2021).

Other Sites for Above-Moderate Income Housing

The above-moderate income remaining, not needed for the RHNA needs, are listed in **Table A-1** are mostly vacant lower-density single-family sites, but other sites include mixed-use sites. The assumed density on each of these lower-density single-family 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.

5. Adequacy of Sites to Meet Regional Fair Share Allocation

The sites listed in **Table 4-5** have the capacity to meet the RHNA for very low-, low-, moderate-, and above moderate-income households under existing conditions.

6. Suitability of Sites and Availability of Infrastructure

All of the sites listed in **Table 4-5** can be provided with water, sewer, drainage, and other facilities and services between 2020 and 2029 (See Chapter 3.0, Constraints) and adequate water supply, water filtration capacity, and sewer treatment capacity exists to serve these sites through 2029. 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 (e.g., Poway Housing Authority (former Redevelopment Agency) funds, Permanent Local Housing Allocation (PLHA) funds from the Building Homes and Jobs Act (SB 2, 2017), and Affordable Housing and Sustainable Communities (AHSC) program funds).

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-income affordable housing. The set-aside of the 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 Ordinance

Inclusionary housing regulations help increase the availability of affordable housing stock in the City. Poway's Inclusionary Housing Ordinance requires that a certain percentage of new residential

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development be made affordable to low- and moderate-income households, depending on whether the project is intended as ownership or rental housing.

The City of Poway has an Inclusionary Housing Ordinance which requires that 15 percent of all new dwelling units constructed to be affordable to very low-income households for multi-family construction, and low-income households for single-family construction. The developer of for-sale or rental housing may, in lieu of providing required inclusionary housing on-site or off-site, pay a \$500 per unit in-lieu fee. Any payment made pursuant to this section shall be deposited in a Low-Moderate Income Housing Fund to be used only for the development or acquisition of very low-, low-, and moderate-income housing. Almost all developers opt to pay the in-lieu fee since it's considerably less than the costs of providing affordable housing on-site and is not a constraint on the provision of housing and can attract housing developers to Poway. Funds collected through the payment of the affordable housing in-lieu fee are used for the acquisition, rehabilitation and supplemental financial support to developers for the creation of affordable housing units in Poway. Through January 1, 2013 - December 31, 2020, the Housing Authority provided supplementary financial assistance to construct 97 affordable units which included the funds collected through the payment of affordable housing in-lieu fees. The City has also used these in-lieu funds for the Supporting Home Ownership in Poway (SHOP) First Time Homebuyer Assistance Program. The option to pay an in-lieu fee for multi-family rental developments by the City was introduced in 2018 in response to State legislation.

No housing developments are exempt from the Inclusionary Housing Ordinance. As described in Program 13 of Chapter 6, Housing Plan, the City shall consider evaluating the City's Inclusionary Ordinance with respect to the Palmer/Sixth Street Properties vs. City of Los Angeles ruling requirements on rental developments. This may include an economic feasibility study to guide any decisions on changes to the Inclusionary Housing Ordinance, including the consideration of an increased inclusionary housing component and/or changes to the in-lieu fee structure and the desire and ability of developers to contribute to the Low-Moderate Income Housing Fund. Based on the findings of the evaluation and the study, the City shall consider amendments to the Ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production.

4. 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 2020 to allow for an increased density bonus and reducing the amount of units that a developer required for certain regulatory concessions or incentives (i.e. reduction of development standards) depending upon the percentage of affordable units that the developer provides. State law continues a sliding scale for determining the density bonus developers are eligible to receive. The maximum density bonus a developer can receive is 50 percent when a project provides either 15 percent very low-income units, 24 percent low-income units, or 44 percent moderate-income units of a proposed project. Density Bonus law also imposes incentives for housing with childcare facilities, allows for donations, and provides more lenient parking standards. A program is added to update the PMC consistent with current Density Bonus law.

Reduced development standards can equate to significant costs savings for a developer. For instance, less parking required and reduced lot sizes and setbacks allow for more

housing units to be built and a developer can retain or exceed their anticipated profits while providing for more housing. In 2007, reduced parking standards were included in the Solara affordable housing development. In 2022, the Mckee Orchard density bonus project provided one affordable unit in exchange for development incentives including reduced lot sizes and reduced setback and lot coverage requirements. Wall and fence height requirements were also allowed to be modified providing for more usable lot areas.

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, are required to 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 2020, 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;
 - Location of dwellings to take advantage of natural air circulation and evening breezes; and
 - 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 and requirements for 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 City of Poway began following the Cal Green Codes (CGC), which was last updated in 2019. It applies to all occupancies that applied for a building permit on or after January 1, 2020, and remains in effect until the next edition is complete and adopted. The CGC covers sustainable practices in the following topics:

- Planning and design,
- Energy efficiency,
- Water efficiency and conservation,
- Material conservation and resource efficiency, and
- Environmental Quality.

3. State Energy Conservation Programs

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 WAP). LIHEAP provides financial assistance to low-income households to offset the costs of heating and/or cooling their residences. DOE WAP 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.

AC Savings Program

SDG&E offers the AC Saver program where you can earn credits on energy bills for conserving energy. After you sign up, SDG&E installs a device on the central air conditioning unit at no cost. On select hot days, when conservation is needed, the device is activated to cycle the central air conditioner "on and off" for a period of two to four hours.

Energy Savings Assistance Program

SDG&E offers an Energy Savings Assistance Program to renters and owners to receive free energy-efficient home improvements that can make homes more comfortable and energy efficient. Eligibility for the no-cost energy efficient home improvement program is based on income and household size or by your household participation in certain public assistance programs.

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.

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 2019 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 on-site renewable energy infrastructure. Solar photovoltaic panels, producing a target of 100 percent 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

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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. In 2009, City Council approved the 77-unit Brighton Place affordable housing project that generates between 85 to 90 percent of its energy from solar panels. The new CalGreen code, effective January 1, 2020, requires minimum efficiencies for new construction. The CalGreen code requirements were included in the construction of Poway Commons (Apollo Apartments). This includes vehicle charging capabilities and solar panels on new dwelling units.

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 jurisdiction in implementation of the Housing Element.

This section documents the City’s programs under the 2013 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 2013 programs, and contains recommendations for program retention, revision, deletion, or addition to address current and projected needs and State requirements between 2020 and 2029.

Table 5-1 summarizes the quantified objectives and accomplishments under the 2013 Housing Element programs.

Table 5-1
Summary of Quantified Objectives
2010-2020

Income	Regional Sharing	New Dwelling Units	Homebuyer Assistance (SHOP)	Rehab (HELP)	Conservation of Affordable Housing		Special Needs Housing
					Rental Housing	Mobile Housing	Transitional & Supportive
Extremely Low	100	10		6	580	316	4
Very Low	101	103					
Low	152	154					
Moderate	282	37	40				
Above Moderate	618	184					
Total	1,253	488	40	6	580	316	4

Notes:

1. Quantified objectives in this table summarized the individual program objectives contained in this Chapter.
2. Quantified objectives for homebuyer assistance include the City’s First Time Homebuyer Program and the homeownership 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.

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Analysis of Unaccommodated Housing in the 5th RHNA Cycle

In the 2013 Housing Element, unaccommodated housing was emphasized in the 5th RHNA Cycle. This inspired the City to include Program 12 in their Housing Element, which required the City to amend the General Plan's Land Use Designation and Zoning on properties identified in the Residential Sites Inventory. Most of these sites included the Affordable Housing Overlay Zone (AHOZ) for lower- and moderate-income households. Of the sites identified, six were rezoned in 2012 with the AHOZ with sufficient capacity to meet the affordable housing objectives for the 5th RHNA Cycle. Subsequently, three of the sites were developed as Poway Commons, which included Apollo Senior Affordable Apartments, and Villa De Vida affordable apartments. As shown in **Table 5-2**, the combination of the deed restricted affordable housing units built during the 5th RHNA Cycle and the capacity of sites carried over with the AHOZ met the quantified objectives for very-low and low-income households within the City for the 5th RHNA Cycle.

The remaining sites that were to be rezoned with the AHOZ overlay were abandoned since the Poway Road Specific Plan (PRSP) was adopted with a capacity of 1,148 dwelling units within the specific plan area and a maximum density of 35 du/ac. These sites were not needed, since the capacity for the six sites with the original AHOZ had sufficient capacity to accommodate the affordable housing needs for the 5th RHNA cycle after they were rezoned to allow for 30 du/ac (capacity previously showed less than 30 du/ac). Application of the AHOZ on existing sites will be implemented pursuant to the regulations of the Poway Municipal Code (PMC) and California Government Code Section 65583.2(h) and 65583.2(i). The City's General Plan and the PMC were amended in 2012 to include the AHOZ in compliance with State Law. Projects using the AHOZ accommodated over 100 percent of the very low- and low-income housing need identified for the sites in the Residential Sites Inventory. These sites permitted owner-occupied and rental multi-family residential uses by right, a minimum density of 30 dwelling units per acre, and a minimum of 16 units per site. The underlying zoning on the AHOZ sites did not change.

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Table 5-2
Unaccommodated Housing Need (UHN) - 5th RHNA Cycle 1/1/10 to 12/31/20 (11 Year)

	Very Low		Low		Mod.⁵		Above Mod.⁵	Total
	Deed⁶	Non-deed⁶	Deed⁶	Non-deed⁶	Deed⁶	Non-deed⁶		
1) Units Constructed	113	0	112	42	0	37	184	488
2) Previously identified sites currently available (Capacity) ¹	125		40		0		0	165
3) Sites rezoned pursuant to Housing Element Program ²	0		0		0		89	89
4) Sites Rezoned (other) ³	0	284	0	159	0	43	256	742
Total	238	284	152	201	0	80	529	1484
Total Capacity to Meet RHNA	522		353		80		1058	2013
January 1, 2010 to December 31, 2020 RHNA	201		152		282		618	1253
Shortfall (all units)⁴	321		201		-202		440	760
Shortfall (deed restricted by-right permitted units)⁴	37		0		N/A		N/A	37

Source: 2013 City of Poway Housing Element; 2020 Housing Element Annual Progress Report; PRSP.

¹Three sites will be carried over from the previous 2013 Housing Element Cycle that were rezoned with the Affordable Housing Overlay Zone (AHOZ) in 2012 allowing for by-right affordable housing at densities up to 30 du/ac. These sites are owned by the PHA or the City and are identified as "Park and Ride," "Twin Peaks," and "Monte Vista North" in both this Housing Element and the 2013 Housing Element update. With the AHOZ, these sites have a maximum capacity of 165 dwelling units at 30 du/ac and are by-right with no discretionary approval required if and when affordable housing is built on any of these sites. Additional details are available as a part of the Residential Sites Inventory in Chapter 4.

²Sites were rezoned to allow maximum 35 du/ac as a part of the PRSP, but is not zoned for by-right administrative permit processing. Sites in Poway at maximum 30 du/ac or more meet affordable housing objectives for very low- and low-income households.

³A cap is established for the number of residential units that may be built within the PRSP area. Refer to Section 8.1- Residential Housing Bank. The residential housing bank was developed assuming a density of Expected development is 30 dwelling units per acre in the Town Center district and 25 dwelling units per acre in the Mixed-Use district, which is compatible with the density of many of the residential areas surrounding the Poway Road corridor. The Specific Plan allows a maximum of 1,399 total residential units, representing a net increase of up to 1,148 residential units, relative to 2017 conditions. The residential housing bank is available on a first-come, first-served basis. Subtract units to be constructed and units demoed for Poway Commons (141; 0), Outpost (53; 0) and Fairfield (212; 0) totals 406 housing units built and 0 demolished housing units through 2021. As such, there is capacity for 742 additional housing units (284 very-low, 159 low, 43 moderate, and 256 above-moderate) within the PRSP area, excludes the 58 affordable and market-rate units constructed on the Poway Commons (Tarascan) site.

⁴Positive numbers indicate no shortfall.

⁵Mod. means Moderate.

⁶Deed means Deed Restriction.

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1. Overall Effectiveness

The City did not meet the goals and objectives for the 2013 Housing Element for total dwelling unit production. With the adoption of the 2017 PRSP, the City has sought to increase the amount of housing production through increasing affordable units. The City was able to meet over 75 percent of the very low- and low-income household needs from the RHNA. This includes exceeding the needs for low-income households (154 units constructed of the 152-unit RHNA goal). Of the 282 moderate-income units allocated, 37 dwelling units were constructed (13 percent). Finally, of the 618 above moderate-income units allocated, 184 dwelling units were constructed from the 2010-2020 RHNA. For 2021 and 2022, 613 housing units are anticipated to be constructed including 74 Accessory Dwelling Units (ADUs), 200 single-family residences (includes The Farm in Poway), 76 townhomes (Poway Commons), and 263 condominium apartments (Fairfield and Monte Vista North). Of which, 458 housing units are already entitled with anticipated construction in 2021 (288 of which are within the PRSP area). Combined with the housing units constructed in 2020 (159 units), 772 housing units are anticipated to be constructed before 2023 equating to 59 percent of the total RHNA for Poway for the 6th Housing Element Cycle from 2020 to 2029 (1,319 units).

Also, the City made a significant start toward its affordable housing goals by implementing a number of programs including the establishment of AHOZ, PMC amendments including flexible development standards to facilitate the development of accessory dwelling units and 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 2010-2020 Housing Element cycle has set the stage for the meeting the RHNA for the 6th Cycle and implementation of potential affordable housing expansion to key areas of the City including the PRSP Areas and areas to further fair housing, which will be a key program during the 2020-2029 Housing Element cycle.

Programs for affordable units which accommodate special needs residents have been effective and regulations do not constrain the provision of housing for special needs. In the past, the City has Programs 15 and 16. These programs will be retained.

2. Goals, Objectives, Policies, and Strategies

The goals, objectives, policies, and strategies contained in this section describe the general vision for Poway during the 2013 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 2013 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 2013 Housing Element were incorporated into the Housing Programs.

3. Program Review

Overall, these goals, objectives, policies, and programs were retained, but some modifications were conducted. To meet the needs of the region and, in consideration that the City has a proportionally higher very low-income allocation, the recent Needs Assessment shows that Poway has a greater need for very low-income housing. Most dwelling units constructed during the last Housing Element cycle were affordable to low-income and above moderate income households and thus the secondary greatest need is for housing affordable to moderate-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 will continue to consider all potential funding resources including annually referring 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. The City will also utilize land by the City and the Poway Housing Authority (PHA) to subsidize costs to build affordable housing.

Table 5-3 below lists the 2013 Housing Element programs and describes specific actions the City of Poway proposed to carry out during the 2013 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 2013 Housing Element was followed by programs that were proposed to be implemented. Achievements related to special needs populations are summarized below.

Seniors

As previously discussed in Chapter 2: Community Profile, Poway has a significantly older housing stock built prior to the passage of the Americans with Disabilities Act (ADA) in 1990. Rehabilitation and the development of new housing are important to ensure that housing is accessible to older populations. The City continues to Maintain and Enhance Resident Services (Program 8) which provides programs for seniors and students to enhance resident services programs at all Poway affordable housing complexes. This program is administered through all individual housing developments; the City worked with its non-profit partners to standardize resident services at all affordable housing projects. The 102-units Brookview Senior Apartment development, completed in 2001, is a good example of this action. Additionally, the 44-unit Apollo Senior Apartment housing development is currently under construction and is funded by tax-exempt bonds and tax credits. For these developments, there are no units at risk of converting to market-rate housing. Securing funding for and administering rehabilitation programs, however, has been increasingly challenging. Many seniors are on restricted incomes and in need of affordable housing options. The Monitoring Affordable Housing Projects (Program 11) continues to monitor annual rent and income certifications at affordable housing developments to ensure that affordability restrictions and regulatory agreements are honored, and loans are repaid.

Persons with Disabilities

Persons with disabilities also benefit from housing rehabilitation. As previously discussed in Chapter 2: Community Profile, Poway has a significantly older housing stock built prior to the passage of the Americans with Disabilities Act (ADA) in 1990. The Procedure for Reasonable Accommodation Requests (Program 10) is a program pertaining to the City adopting a formal procedure for processing requests for reasonable accommodation for persons with disabilities,

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including developmental disabilities, as well as special housing needs that is in compliance with State law. During the previous housing cycle (2013-2020), the Poway Housing Authority administered development agreements of 225 new rental units. Of this in 2015, the PHA approved an Exclusive Negotiating Rights Agreement (ENRA) with Villa de Vida and Mercy Housing. Villa de Vida is under construction and will provide 54 units, seven are affordable at extremely low-income level, 35 at the very low-income level, and 11 at the low-income level. Additionally, in 2020, a Request for Qualifications was released for the Monte Vista North housing site to partner with a developer for the development of at least 41 affordable apartment units targeted for veterans and adults with developmental disabilities.

Large Households

Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As previously discussed in Chapter 2: Community Profile, there is no significant rates of overcrowding for Poway residents. The First Time Homebuyer Assistance Program (SHOP) (Program 24) provides financial assistance to low- and moderate-income households to purchase a home in Poway. The SHOP program assisted in purchasing 40-housing units for those with moderate-income. No loans were issues to extremely low, very low, and low-income households. The New Ownership Housing program (Program 14) assisted in the development of 33 new affordable single-family homes, The Meadows. This development was completed in 2009 and was available to low- and moderate-income homebuyers that were income qualified. 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 Hillside Village and Parkview Terrace developments offer a total of 16 four-bedroom units. Additional actions are needed to increase the housing supply and diversity of housing options to accommodate the needs for large households, such as incentives for Accessory Dwelling Units (ADUs) and incentives for housing with three bedrooms or greater. Accessory Dwelling Units and Junior Accessory Dwelling Units are permissible by right subject to compliance with setbacks, heights, and lot coverage requirements.

Lower Income/Farm Worker Housing

As previously discussed, farm workers are not a significant portion of the Poway community. Their needs are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs. Program 12, completed in 2012, where the City finalized the amendments to the General Plan and Zoning Ordinance to provide flexible development standards including density provisions for Low- and Moderate-Income housing designations. This allows for the greatest amount of flexibility. Of the AHOZ sites identified, six were rezoned in 2012 with the AHOZ with sufficient capacity to meet the affordable housing objectives for the 5th RHNA Cycle. Subsequently, three of the sites were developed as Poway Commons, which included Apollo Senior Affordable Apartments, and Villa De Vida affordable apartments. As shown in Table 5-2, the combination of the deed restricted affordable housing units built during the 5th RHNA Cycle and the capacity of sites carried over with the AHOZ met the quantified objectives for very-low and low-income households within the City for the 5th RHNA Cycle. Both overlay zones permit densities up to 30 dwelling units per acre if developed with affordable housing.

Single-Parent Households (Female-Headed)

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As discussed in Chapter 2: Community Profile, many single parent households, especially female-headed households, require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. The Inclusionary Housing Ordinance (Program 19) 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.

Homeless

A lack of affordable housing for low- and moderate- income increases the number of persons whose incomes fall below the poverty level and may be housing insecure. The Emergency Housing Program (Program 22) identifies 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 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. 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. The Provision of Transitional Housing (Program 23) allows the City to work with community groups and agencies to provide additional transitional housing for families pursuant to State law. 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. 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 limited funding at this time.

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Table 5-3
2013-2020 Programs

Program	Evaluation/Accomplishments
EXISTING HOUSING	
Program 1 – Rehabilitation Loans for Low and Moderate Income Households (Rehabilitation Loan Program)	During the previous housing cycle, due to funding unavailability, the City was unable to continue 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 until 2011. This City will consider resuming this program if funding becomes available. The City will continue to semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability of funding. Addresses Policy A1.
Retain X Modify Omit Complete	
Program 2 – Condominium Conversion Regulations	The City continued this program to enforce existing condominium conversion regulations and maintain the Residential Apartment (RA) zone as an exclusive rental zone in order to minimize the conversion of affordable rental housing into condominium ownership housing. 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 and sets to preserve current rental housing stock.
Retain X Modify Omit Complete	
Program 3 – Mobile Home Park Zoning	This program was continued in order to maintain the Mobile Home Park zone, which allows mobile home parks as the only allowable use.

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	<p>City has maintained the Mobile Home Park zone in the PMC and applicable PMC 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. Addressed Policy A3.</p>
<p>Retain X Modify Omit Complete</p>	

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Program 4 – 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, a safe, durable housing stock for Poway, and preventing the occupancy of substandard dwelling units. It also encourages opportunities for increased use of energy conservation and other sustainable best practices in building construction. Addresses Policy A1.</p>
Retain	X
Modify	
Omit	
	Complete
Program 5 – 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 or rehabilitation to maximize the revitalization results of such efforts.</p> <p>This City will consider resuming this program if funding becomes available, but with emphasis on furthering fair housing. The City will continue to semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability of funding. Addresses Policies A1 and A2.</p>
Retain	
Modify	X
Omit	
	Complete

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<p>Program 6 – 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. The Mickey Cafagna Center, a community center for all ages, will be completed in the summer of 2021. This program is also administered through the individual housing developments.</p> <p>Poway continues to offer a wide range of programs for youth and adults provided by the Community Services Department.</p> <p>The City will maintain this program by ensuring that requirements of regulatory agreements for each project are being met. Addresses Policies A4 and A5.</p>
<p>Retain X Modify Omit Complete</p>	
<p>Program 7 – Capacity Building for Nonprofit Housing Development Corporations</p>	<p>In past years, the City has provided funding to nonprofit housing development corporations to assist in the provision of affordable housing development including pre-development studies and construction loans.</p> <p>Grants are no longer available from the Housing Special Program Fund because the program no longer exists due to a Department of Finance determination. The City will continue to semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability of funding. Addresses Policies A4, B4, and B5.</p>
<p>Retain Modify X Omit Complete</p>	

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Program 8 – Monitoring Affordable Housing Projects	The City and PHA 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. It assures affordability for the longest feasible time, not less than required by law. Addresses Policy A8.
Retain X Modify Omit Complete	
Program 9 – Development of Comprehensive Maintenance Agreements for Affordable Housing Developments	<p>During the previous housing cycle, as developments were completed, the City’s conditions of approval and regulatory agreements kept affordable housing developments in a safe, functional, well-maintained, code-compliant state.</p> <p>The City will ensure that similar requirements will be included in regulatory agreements and conditions of approval for all future affordable housing developments. Addresses Policy A6.</p>
Retain X Modify Omit Complete	

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NEW HOUSING	
Program 10 – Development of New Rental Housing	<p>During the previous housing cycle, the PHA administered development agreements for the construction of 225 new rental units. There are 659 existing affordable housing rental units in the City. In June 2015, the PHA approved an Exclusive Negotiating Rights Agreement (ENRA) with Villa de Vida and Mercy Housing California to explore the concept of developing a 54-unit multi-family rental development for developmentally disabled adults. Of these 54 units, seven are affordable at the extremely low-income level, 35 at the very low-income level, and 11 at the low-income level. The proposed project site is owned by the PHA and is located on Oak Knoll Road. A Disposition and Development Agreement (DDA) was approved by the City Council and PHA in 2016 and subsequently amended in 2017 to allow Mercy Housing California additional opportunities to apply for tax credits for the project. The entitlements for the project were approved by the City Council in 2017 and construction started in 2019. Additionally, the entitlements for Poway Commons, a new mixed-use project, were approved in 2019 and construction began in 2020 for 141 multi-family residential units and approximately 584 square feet of commercial space to Poway Road. Of these 141 units, 43 are senior affordable housing at the low and very-low income level. Based on a comparable analysis for the 2020 Housing Element Annual Progress Report, market-rate studios and one-bedrooms are anticipated to be affordable to moderate-income households and two- and three-bedroom apartments are anticipated to be affordable to low-income households. In December 2020, a Request for Qualifications was released for the Monte Vista North site to partner with a developer for the development of at least 41 affordable apartment units targeted for veterans.</p> <p>The City's former Redevelopment Agency provided financial assistance for the development of multi-family sites under its</p>

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	<p>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.</p> <p>While the City has been able to maintain this program in the past, the elimination of redevelopment agencies has made available funding limited at this time. The City will semi-annually refer to the 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, and the City will continue to dedicate resources for further development of affordable housing in partnership with non-profit affordable housing developers. Addresses Policies B1 and B2.</p>
Retain X Modify Omit Complete	

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Program 11 – New Ownership Housing	<p>In the previous housing cycle, no ownership units were constructed that were deed restricted to be affordable to low-income households. Six properties were included with the AHOZ designation. Three of which were developed with affordable rental units and market-rate ownership units. The remaining three are carried over to this housing cycle. With the adoption of the PRSP in 2017, market-rate ownership townhome and condominiums were entitled and developed. The 212 condominium units for the Fairfield development are anticipated to rent at rates affordable to low- and moderate-income households. The Farm in Poway, 160 single-family residential specific plan community was also entitled. The City focused on rental units for the previous housing cycle for the provision of affordable housing. Addresses Policies B1 and B2.</p> <p>In past housing element cycles, the City’s former Redevelopment Agency provided financial assistance through the Supporting Home Ownership in Poway (SHOP) program. 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 and PHA will encourage non-profit partners and eligible applicants to seek funding assistance from CalHFA, HOME, and the County of San Diego down payment and Closing Cost Assistance (DCCA) Program. The City will also semi-annually refer to the 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. As future funding sources are identified, the City and PHA will continue to consider dedicating resources for further development of affordable housing for homeownership if it is determined to be feasible based on market conditions.</p>
Retain	Modify
X	Omit
	Complete

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<p>Program 12 – Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the New Residential Sites Inventory to Include an AHOZ for Lower Income Households and Moderate Income Households</p>	<p>To provide adequate sites for affordable housing development, the AHOZ has been established in the Land Use Element of the General Plan and the Zoning Ordinance for low- and moderate-income households. The General Plan and Zoning Ordinance 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 in Chapter 4 to be built by-right. Also, the General Plan designation and zone were amended to apply an AHOZ on some publicly owned sites in 2012. A total of six (6) properties now include an AHOZ. Subsequently, three of the sites were developed as Poway Commons, which includes the Apollo Senior Affordable Apartments, and Villa De Vida affordable apartments. The combination of the deed restricted affordable housing units built during the 5th RHNA Cycle and the capacity of sites carried over with the AHOZ (three total) meets the quantified objectives for very low- and low-income households within the City for the 5th RHNA Cycle. The capacity for the six sites with the AHOZ provided sufficient capacity to accommodate the affordable housing needs for the 5th RHNA cycle after they were rezoned to allow for 30 du/ac (capacity previously showed less than 30 du/ac in the Residential Sites Inventory). The AHOZ of the three remaining sites will allow the densities required to meet the City’s Regional Housing Needs allocation. A specific site analysis for these three remaining AHOZ sites that are carried over into this 6th Housing Element Cycle is provided in Chapter 4. The underlying zoning on these sites will not change. The adoption of the PRSP in 2017 allows for the development of 742 additional multi-family housing units at densities up to 35 du/ac. Addresses Policy B1.</p>
<p>Retain Modify X Omit Complete</p>	

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Program 13 – Mixed-Use Development Standards	<p>In 2017, the PRSP was adopted which allows for mixed-use development. Market demand has shown there is more interest in housing development than commercial development. A mixed-use development consisting of 40,000 square feet of commercial space and 53 apartment units is currently under construction (Outpost). Additionally, the entitlements for Poway Commons, a new mixed-use project, was approved December 2019 and construction began in 2020 for 141 multi-family residential units and approximately 584 square feet of commercial space to Poway Road. Of these 141 units, 43 are senior affordable housing at the low- and very low-income level. In December 2020, a mixed-use development consisting of 212 apartment units (Fairfield) was also approved along the Poway Road corridor. Conversely, commercial development within this same area has been limited to minor additions and remodels to shopping centers during the previous housing cycle. The adoption of the PRSP included amendments to development standards for mixed use developments to facilitate and encourage the development of affordable housing in the City’s commercial and mixed-use zones. The City will continue to assess development standards where mixed-use development is currently allowed with a Conditional Use Permit. Addresses Policy B1.</p>
Retain Modify X Omit Complete	

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Program 14 – 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. As an option, the Ordinance also allows payment of an in-lieu fee to meet the 15 percent requirement.</p> <p>The City will continue to collect in-lieu fees on housing development to be used in support of affordable housing projects and programs described in Chapter 6. Addresses Policies B1 and B3.</p>
Retain	X
Modify	Omit
Complete	Complete
Program 15 – (Former) Redevelopment Agency Implementation Plan	<p>The City continues 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. The City and PHA continue to work with the County Oversight Board on statutory requirements. The Redevelopment Implementation Plan included goals and objectives for future affordable housing, commercial revitalization, and capital improvements. Addresses Policy A6.</p>
Retain	Modify
Modify	X
Omit	Omit
Complete	Complete
Program 16 – Zoning Amendments for Special Needs Housing	<p>This program will be retained, but modified to reflect required and completed amendments completed and required amendments. The City Council approved Ordinance 805 in 2017, which amended PMC Chapter 17.26, Article VII, to include emergency shelter standards and identified zones appropriate for emergency shelter use. The City permits emergency shelters by-right, without discretionary review, and within the RA Zone, which is consistent with State law. Many properties zoned RA are located along transit corridors and are in proximity to community services, employment areas, and shopping</p>

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	<p>centers. Several parcels in the RA zone are underutilized and can be redeveloped in the future to include a year-round emergency shelter to accommodate the City's population of persons experiencing homelessness. There are also RA zoned properties containing existing residential developments that can be modified to add a year-round emergency shelter to accommodate the City's population of persons experiencing homelessness, as required by State law.</p> <p>Objective development and management standards established in the Zoning Ordinance regarding emergency shelters include, but are not limited to, the following:</p> <ul style="list-style-type: none">○ Maximum Unit Density. Emergency shelters shall be subject to the underlying zoning district's maximum unit density standard regarding units per acre. The total number of beds in all shelters shall not exceed twice the number of people experiencing homelessness living in the City of Poway as identified in the most recent San Diego County Regional Task Force for the Homeless annual count.○ Parking. Parking requirements shall be based on a demonstrated need and approved by the City and shall use, at a minimum, those standards identified for the RA zone. To comply with AB 139 of 2019, the City will update the Zoning Ordinance within 12 months of adoption to comply with State law including providing only sufficient parking to accommodate all staff working in the emergency shelter, provided the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.○ Intake Areas. The design of the facility shall denote the size and location of exterior and/or interior waiting and intake areas, if any.○ Property Maintenance. The applicant shall ensure that the facility is clean and litter free at all times. The grounds shall be landscaped with materials that are compatible with the surrounding neighborhood, and maintained in a trim- and weed-free state. The structure shall
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	<p>be painted and maintained such that it is compatible with structures existing in the surrounding neighborhood.</p> <ul style="list-style-type: none">○ Concentration of Uses. No more than one homeless shelter shall be permitted within a radius of 300 feet from another such shelter.○ Maximum Client Stay. Tenants shall be limited to a maximum stay of no more than six months.○ Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, be of an intensity compatible with the neighborhood, and consistent with PMC Section 17.08.220(L).○ Security. Emergency shelters shall incorporate adequate security measures within the structure, parking lot, and outdoor areas, such as appropriate fencing and cameras deemed necessary to ensure the safety of the tenants and employees within the emergency shelter, visitors, and those residing in adjoining residential units or complexes. <p>Unless otherwise specified in Article VII of Chapter 17.26 of the PMC, emergency shelters shall follow the development standards of the RA zone. To comply with AB 139 of 2019, a program is added for the City to update the Zoning Ordinance within 12 months of adoption to comply with State law including providing only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <p>Ordinance 805 amended Title 17, Chapter 17.04 (Definitions) and 17.26 (Special Uses), of the PMC to comply with State law. AB 2162 of 2018 and AB 101 of 2019 require ministerial approval of supportive housing and low barrier navigation centers in multi-family and mixed-use zones if the proposed housing development meets specified</p>
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	<p>criteria including parking restrictions. The City has not received an AB 2162 or AB 101 request for supportive housing or a low barrier navigation center, but is prepared to process expeditiously, if received. A program is added to update the PMC consistent with current supportive housing and low barrier navigation center statutes.</p> <p>Transitional housing with up to six tenants is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.</p> <p>Supportive housing with up to six tenants is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone, except that ministerial approval is required in multi-family and mixed-use zones if certain criteria is met.</p> <p>Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. State law provisions have recently been modified to require approval by-right of low barrier navigation centers in multi-family and mixed-use zones that meet the requirements of State law.</p> <p>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. The City's Zoning Ordinance directly addresses supportive and transitional housing following the passage of Ordinance 805. Thereafter, AB 2169 of 2018 and AB 101 of 2019 included that supportive housing and low barrier navigation centers shall be a use by right in zones where multi-family and mixed uses are permitted provided the requirements of Government Code 65651(a) and 65662 respectively are met. A</p>
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	<p>program is added to update PMC Chapter 17.04 (Definitions) to include these allowances and define low barrier navigation centers within a year of adoption. The City will adopt policies, procedures, and regulations for processing these uses including to clarify that a non-discretionary local permit approval process must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for these use types will be processed in accordance with State law. The City will annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.</p> <p>The City's Zoning Code allows Single-Room Occupancy (SRO) units, 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 has amended 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).</p> <p>The City defines agricultural worker housing as any portion of any house or housing accommodation that is maintained in connection with any agricultural work or place where agricultural work is being performed, whether rent is involved or not, and shall be deemed a residential use if it exists in structures that are single-family houses or apartment houses. Agricultural worker housing is identified as a permitted accessory use in all residential zones where agricultural land uses and activities are permitted, as per section 17.08.140 of the PMC.</p> <p>The Zoning Ordinance permits temporary emergency shelters as a Temporary Use in all residential and commercial zoning districts. Only 12 individuals may be sheltered at any given time by a participating institution; the maximum length</p>
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	<p>of stay within the program is limited to six weeks total, two weeks maximum at each church; and persons experiencing homelessness shall remain on church property only during the hours of 5:00 p.m. to 8:00 a.m. and must be supervised by church personnel during those hours. 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 emergency 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 persons experiencing homelessness. The program includes permanent and rotating/temporary sites. The City continues to coordinate with the Regional Task Force on the Homeless. Addresses Policy B3.</p> <p>Programs for affordable units which accommodate special needs residents have been effective and regulations do not constrain the provision of housing for special needs.</p>			
Retain	Modify	X	Omit	Complete
<p>Program 17 – Provision of Special Needs Housing</p>	<p>This program will be retained, but modified to reflect amendments completed and required amendments. As funding allows, the City will continue to work with community groups and agencies to provide additional housing for special needs.</p> <p>In 2015, the PHA approved an ENRA with Villa de Vida and Mercy Housing California to explore the concept of developing an affordable rental development for the developmentally disabled on a 2.06-acre site owned by the PHA. The Development Review for the project was approved by the City Council in February 2017 and construction started in 2019. The 54-unit</p>			

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	<p>project will provide 53 units for developmentally disabled adults with extremely low, very low, and low incomes.</p> <p>In 2020, the City closed escrow and finalized documents for City-owned properties that are associated with the Poway Commons development for the construction of 141 residential units, 43 of which will be affordable to seniors within very-low and low-income households. Preference will be given to veterans for 15 of the units.</p> <p>In 2020, a Request for Qualifications was released for the Monte Vista North housing site to partner with a developer for the development of at least 41 affordable apartment units targeted for veterans and adults with developmental disabilities.</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 HCD Program Directory to expand its potential funding sources and determine the availability of funding that may assist with the implementation of housing programs. Several zoning amendments were conducted to provide for housing for special needs as described in the Program 16 evaluation above. Addresses Policy B3.</p> <p>Programs for affordable units which accommodate special needs residents have been effective and regulations do not constrain the provision of housing for special needs.</p>
Retain	Modify X Omit Complete

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Program 18 – First Time Homebuyer Assistance Program (SHOP)	The primary source of funds for assistance to the First Time Homebuyer Assistance program (SHOP) was inclusionary (in-lieu) housing funds and low-moderate income housing 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. The future of potential new loans is uncertain as funding will be limited. Existing loans will be reissued as participating households are sold to new income-qualified homebuyers. Addresses Policy A7.
Retain	X
Modify	
Omit	
Complete	
Program 19 – Home Enhancement Loan Program (HELP)	The primary source of funds for rehabilitation loans with the Home Enhancement Loan Program (HELP) was inclusionary (in-lieu) housing funds and low- and moderate-income household 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. The future of potential new loans is uncertain as funding will be limited. In-lieu housing funds have been used largely for the development of new affordable housing units. The City and PHA will continue to reissue loans as participating households are sold. Addresses Policy A1.
Retain	X
Modify	
Omit	
Complete	

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Program 20 – Maintain Zoning Categories in the General Plan	This program will be retained. With the adoption of the PRSP, the City has entitled several multi-family apartment, condominium and townhome projects providing a diverse mix of housing types. The ADU and (Junior Accessory Dwelling Unit (JADU) regulations also provide diverse housing types amongst single-family residences and furthers fair housing. The Zoning Ordinance also includes provisions for flexible development standards and density provisions for affordable housing. 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. Addresses Policy B3.
Retain	X
Modify	
Omit	
Complete	
Program 21 – Evaluate Community Land Trusts	Land Trusts are allowed to compete for affordable housing projects associated with City and PHA properties. Other opportunities to involve land trusts are evaluated annually. Addresses Policy B4.
Retain	X
Modify	
Omit	
Complete	
Program 22 – Provide Priority for Provision of Services to Lower Income Households	This Program coordinates with Poway’s Public Works Department to ensure service priority is provided to potential affordable housing developments. Addresses Policy B2.
Retain	X
Modify	
Omit	
Complete	

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<p>Program 23 – Enforce City Codes, General Plan Policies, and Zoning Regulations</p>	<p>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>The City approved development plans and completed construction of affordable housing developments that included high quality design and construction and neighborhood land use compatibility. For example, the Villa de Vida affordable housing project that was approved in 2017 exhibits a high-quality design with a Spanish Colonial Revival architectural style with architectural detailing that is comparable to a market-rate development. Also, the Poway Commons project includes the development of 44-unit senior affordable apartment building that was approved with similar design quality that a market-rate development would have.</p> <p>All affordable housing developments include management plans that ensure compliance with City codes and operational standards. Addresses Policy B1.</p>
<p>Retain X Modify Omit Complete</p>	

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Program 24 – Assemble Available Land in the Mixed-Use District	The PRSP, adopted in 2017, provides density bonuses and incentives for lot assemblage and supersedes the zoning regulations on the previously referenced Mixed-Use District. 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. Three of these properties had an AHOZ established on them, provided for assemblage, and were part of the Poway Commons project that includes the development of 44-unit senior affordable apartment building which is currently under construction. Addresses Policy B1.
Retain	Modify
Omit	Complete
X	
Program 25 – Monitor Ordinances, User Charges, and Fees	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. 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. Addresses Policy B1.
Retain	X
Modify	Omit
Complete	

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<p>Program 26 – Ensure Density Bonus Ordinance to Comply with New State Law</p>	<p>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 2020 to allow for an increased density bonus and reducing the amount of units that a developer required for certain regulatory concessions or incentives (i.e. reduction of development standards), depending upon the percentage of affordable units that the developer provides. State law continues a sliding scale for determining the density bonus developers are eligible to receive. The maximum density bonus a developer can receive is 50 percent when a project provides either 15 percent very low-income units, 24 percent low-income units, or 44 percent moderate-income units of a proposed project. Density Bonus law also imposes incentives for housing with childcare facilities, allows for donations, and provides more lenient parking standards. The requirement to include a “financial analysis or report” is specifically prohibited. While the applicant may have to provide a basic explanation showing why the application is eligible for an incentive or concession with reasonable documentation, the City cannot require any report or study of any sort to support this. The City revised its density bonus ordinance in 2009 and 2012 to be consistent with State law, but is not consistent with AB 2345 which revised Density Bonus law as described herein effective January 1, 2021. The City has not received an AB 2345 request for a density bonus, but is prepared to process expeditiously, if received. A program is added to update the PMC consistent with current Density Bonus law within 12 months of adoption. The City will continue to evaluate City’s Density Bonus Ordinance, so the Ordinance is in compliance with State law. This will ensure that State law is being followed for housing development in Poway. Addresses Policy B1.</p>
<p>Retain Modify X Omit Complete</p>	

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Program 27 – Public Outreach and Education	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. It raises public awareness and support for affordable housing. The City 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, and the Poway Chieftain, the local newspaper of general circulation. The City will continue to utilize the City’s website and newsletter for affordable housing outreach. The City no longer utilizes Poway Housing Solutions, but still coordinates with developers through the RFP process. Addresses Policies B4 and B5.			
Retain	Modify	X	Omit	Complete

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Program 28 – Transit Priority Projects	The City does not have Transit Priority Areas per SB 743 (Transportation Impacts). There are several bus stops that allow for transit-oriented development. The 2017 PRSP provides mixed-use development along a bus route within the City. Projects along this corridor under construction or entitled include The Outpost, Poway Commons, and Fairfield. The Farm in Poway is also entitled adjacent to a bus stop off Espola Road. Combined this is 566 housing units adjacent to transit stops. The City has encouraged and will continue to encourage SANDAG and Caltrans to create mobility corridors and hubs along Scripps Poway Parkway to allow transit access to the City’s Tier 3 Employment Center and along SR-67 to provide safe routes into Poway from Ramona and other east County areas. This program will be modified to reflect these changes. Addresses Policies A1 and A2.
Retain	Modify X Omit Complete
Program 29 – Provision of Housing for Extremely-Low-Income Households	A total of 10 housing units for extremely low-income households were developed during the previous cycle. This includes seven of the 54 units of the Villa De Vida project that are affordable at the extremely low-income level. This affordability is encouraged as a part of the RFP process which includes outreach to developers. As funding becomes available, the City will consider applying for or supporting applications for funding on an ongoing basis. Addresses Policies A1 and A2.
Retain	X Modify Omit Complete

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<p>Program 30 – Provision of No Net Loss (Government Code Section 65863)</p>	<p>The City monitored the land inventory as a part of the Housing Element Annual Progress Report. Sites developed with less than the designated affordable units were replaced with new sites to accommodate the shortage of available sites. The AHOZ was not required of the new sites since they allowed up to 35 dwelling units per acre. 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 in accordance with Government Section 65863. Addresses Policies A1 and A2.</p>
<p>Retain X Modify</p>	<p>Omit Complete</p>
<p>Program 31- Preserve Potential At-Risk Housing Units</p>	<p>The City will monitor potential At-Risk affordable 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. Within the 2010-2020 “at-risk” housing analysis period, no properties are considered at-risk of converting to market-rate housing. Addresses Policies A1 and A2. .</p>
<p>Retain X Modify</p>	<p>Omit Complete</p>
<p>Program 32 – Monitor and Evaluate AHOZ Ordinance Development Standards</p>	<p>The City monitors development of AHOZ properties. Three were developed during the 5th cycle. The City monitors AHOZ development standards and Development Review procedures for consistency. If necessary, the City will amend AHOZ General Plan guidelines and Municipals Code regulations to ensure housing units are built by-right at the density provided. The City provides an analysis and evaluation of this program annually to HCD in the Housing Element Annual Report. Addresses Policies A1, A2, and A3.</p>
<p>Retain X Modify</p>	<p>Omit Complete</p>

City of Poway
Program Evaluation/Accomplishments

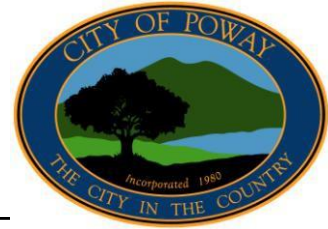
Fair Housing			
Program 33 – Provide Information on Fair Housing in Quarterly Newsletter		The City continues to include an article in at least one of its quarterly newsletters per year providing information concerning housing discrimination, Fair Housing law and available assistance. This assists Poway residents to be aware of these issues, laws, and available services for fair housing. Addresses Policies C1 and C2.	
Retain	X	Modify	Omit
		Complete	
Program 34 – Obtain and Distribute Flyers on Fair Housing from San Diego County		The City will continue to obtain information from HCD and make these flyers available at appropriate locations in the City. This promotes the awareness of the housing services provided by the County. Addresses Policies C1 and C2.	
Retain	X	Modify	Omit
		Complete	
Program 35 – Obtain and Display Posters on Fair Housing from the State of California		The City will continue to acquire posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings. This promotes the awareness of these services and laws. Addresses Policies C1 and C2.	
Retain	X	Modify	Omit
		Complete	
Program 36 – Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing		The City will continue to require inclusion of an anti-discrimination clause in all deed restrictions required of affordable housing developments. A mechanism is provided for complaints against housing discrimination in deed transactions. Addresses Policy C1.	
Retain	X	Modify	Omit
		Complete	

City of Poway
Program Evaluation/Accomplishments

Program 37 – Continue to Assist in Addressing Referring Fair Housing Questions	The City continues to assist in addressing Fair Housing questions when applicable and refers questions to other agencies as appropriate. The City promotes knowledge of Fair Housing law and services and ensures residents have access to appropriate Fair Housing Services. Addresses Policy C2.
Retain	X Modify Omit Complete

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 in 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 previous Housing Element cycles, State legislation on primary funding sources for affordable housing have been significantly impacted. 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 (PHA) in 2011. In 2012, the City designated the PHA 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) contain 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 1. *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 and well-maintained affordable housing properties.
7. Help residents 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 independent private ownership entities.
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. Encourage maintenance and rehabilitation of existing neighborhoods, including enforcing appropriate maintenance of private residences and residential neighborhoods.
6. 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.
7. 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, if this cannot be achieved, that such units will be demolished.
8. Investigate opportunities and funding sources to assist households with members who are disabled to appropriately retrofit existing housing.
9. Continue to support the HomeShare and Community Connections Program which offers shared housing matching services and social service agency referrals.
10. Continue to participate in housing programs administered by HCD, which provide housing assistance.

11. Investigate opportunities and funding sources to provide assistance to low- and moderate-income households to reduce the incidence of housing overpayment.
12. Employ effective affordability controls for the longest feasible time, but not less than required by applicable law.
13. Improve infrastructure and amenities surrounding rehabilitated affordable housing development.
14. As funding is available, provide preference to qualified renters of Poway's affordable housing developments for future Supporting Homeownership Opportunity in Poway (SHOP) opportunities.
15. Support programming that helps residents excel academically and become financially self-sufficient.
16. 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.
17. Discourage short term rental of one or more rooms or whole homes on a daily or weekly basis to preserve permanent housing.

B. New Housing

Policies

1. Preserve neighborhood character with new housing developments to ensure that housing is both compatible and safe for its occupants.
2. Promote opportunities for high quality affordable housing through information provided on printed materials and Poway's website.
3. Leverage investments with other local, State, and Federal sources to produce affordable housing units.
4. Address the needs of all households who need affordable housing, including families, seniors, and those with special needs.
5. 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.
6. Promote understanding and create awareness of the importance and value of affordable housing to increase community support for such housing.
7. 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 including areas that further fair housing.
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 childcare 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.
21. Encourage financiers to provide opportunities for low down payments for new construction, especially construction of multi-family housing units, ADUs, and JADUs.
22. Encourage and prioritize community revitalization and additional housing choices through the development of the Poway Road Specific Plan (PRSP) which provides mixed-use housing development, apartments, condominiums, and townhomes adjacent to essential services in areas of opportunity to improve access to resources.
23. Work with developers to support housing development, including affordable housing development, within the PRSP area and within other Residential Sites Inventory sites.
24. Encourage diverse housing design with varying architectural styles, roof and siding materials, colors, and architectural projections while maintaining compatibility and unifying elements with the architecture in the surrounding area.
25. Encourage reduced building heights, increased landscape and trees, and private and common active and passive open space in housing projects with consideration to maximizing density.
26. Encourage connections (connectivity) between housing and essential services, parks, trails and related amenities promoting outdoor walking and biking opportunities.
27. Encourage traffic safety and reduced congestion with appropriate analysis as a part of new housing projects.
28. Encourage the development of multigenerational housing through ADUs and JADUs.

29. Encourage safety within housing developments through Crime Prevention Through Environmental Design (CPTED) and increased lighting including pedestrian scale lighting.
30. Encourage State and Federal agencies to reduce constraints to the provision of housing.
31. Require new housing units in Very High Fire Hazard Areas to provide adequate fire access and suppression. Wildfire risk shall be reduced to the maximum extent feasible. Overhead utility poles shall be undergrounded to reduce fire risk for new subdivisions. Multiple evacuation routes shall be encouraged.
32. When rezoning for higher density residential land uses, encourage higher density residential in areas with sufficient access and proximity to transit and essential services (areas of opportunity) and areas that do not have a higher propensity of minority racial or ethnic groups or low- and moderate-income households.
33. Continue to improve access to persons with disabilities through ADA improvement to streets, sidewalks and public facilities. Ensure housing construction includes sufficient access including adequate street widths and load capacity along rural streets and curb, gutter, and sidewalk with street trees along non-rural streets. Bike lanes shall be provided along collector streets.
34. Require trail easements and related trail improvements and connections for appropriate use as a part of new housing unit construction to promote health and wellness and connectivity.

C. Fair Housing Practices

Policies

1. Address the needs of all households who need affordable housing, including families, seniors, and those with special needs.
2. Assure that all housing, whether market or assisted, is sold or rented in conformance with open housing policies free of discriminatory practices.
3. Maintain management practices that support fair housing laws.
4. Promote fair housing objectives through information provided on printed materials and Poway's website.
5. Promote understanding and create awareness of the importance and value of fair housing to foster community support to further this objective.

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.
3. Ensure housing discrimination complaints are reviewed and resolved. Assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate State or Federal agencies for further investigation, action and resolution.
4. Support ongoing efforts by Federal and State agencies and continue City efforts, in the enforcement of fair housing laws prohibiting discrimination in the development, financing, rental, or sale of housing.
5. Educate residents, landlords, decision-makers, and City staff on fair housing laws and practices through the distribution of written materials and workshops.
6. Encourage local lending institutions to comply with the Community Reinvestment Act to meet the community member's credit needs and develop partnerships where appropriate.
7. Periodically review City policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.
8. Ensure all new multi-family construction meet accessibility requirements through local permitting and approval processes.
9. Support programs and housing developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.
10. Encourage affordable housing options for intergenerational housing and large families.
11. Encourage the construction of ADUs to further fair housing throughout all City neighborhoods.
12. Develop and maintain development standards for ADUs that ensure the safe placement of fair housing in Very High Fire Hazard areas.
13. 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 contributes to social and environmental equity.
14. Continue to support State laws related to eliminating barriers for access and function for persons with disabilities.
15. Continue to encourage SANDAG and Caltrans to provide a multi-modal transit corridor along Scripps Poway Parkway and the SR-67 corridors to increase access to jobs and areas of opportunity.

16. Continue to encourage the development of larger two or more bedroom ADUs and two- and three-bedroom multi-family developments to provide affordable housing opportunities to large families.
17. As funding is available, support fair housing enforcement, education, and technical assistance activities.
18. Build networks and relationships with local organizations that support fair housing.

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. Funding for these programs primarily come from three sources: the Poway Housing Authority; Permanent Local Housing Allocation (PLHA), also known as the Building Homes and Job Act (SB 2, 2017); and the Affordable Housing and Sustainable Community (AHSC) program for the development of deed-restricted affordable housing.

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 2020 until 2029.

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 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. New sources of funding could be the housing fund, which is a combination of past housing redevelopment funds and housing in-lieu funds.

Responsible Party: Development Services Department
Target Years: 2020-2029
Objective: Assess annually and resume program if funding becomes available. The goal would be to provide loans to rehabilitate five dwelling units during the housing cycle. 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 RA zone as an exclusively rental zone in order to minimize the conversion of affordable rental housing into condominium ownership housing. This has not been an issue for Poway and there were no proposed conversions during the last housing cycle.

Responsible Party: Development Services Department
Target years: 2020-2029
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: 2020-2029
Objective: Preserve all three existing mobile home parks and the existing number of 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: 2020-2029
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 to emphasize furthering fair housing including efforts to revitalize neighborhoods where disparities exist. The City will study the value of targeting its rental and owner financial assistance programs to emphasize furthering fair housing, including efforts to revitalize neighborhoods where disparities exist. The extent of contribution associated with this program is dependent on future availability of funding.

Through the City’s Capital Improvement Project (CIP) program, funds are allocated each year for improvements and upgrades in older neighborhood where it is needed. These improvements include water services, sewer lines, trails and street and sidewalk improvements. With the street maintenance program the City is adding bike lane buffers to make it safer for bicyclists. Additionally, each year the City uses a portion of its CDBG funds for accessibility improvements in parks and on sidewalks in older neighborhoods. With the review of private developments, street improvements and trail connection are required, consistent with the City’s Transportation Element.

Responsible Party: Development Services Department
Target Years: 2020-2029
Objective: Investigate opportunities to link furthering fair housing efforts to maximize the revitalization results of such efforts. By 2026, the City will study renter and owner financial assistance programs. As funding is available, provide financial assistance to five households during the housing cycle. Continue to invest in areas of need by improving fracture. Addresses Policies A1, A2, and C2.
Funding Source: General fund, Regional Transportation Improvement Program (RTIP) funds, sewer fund, water fund, CDBG funds

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: 2020-2029
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. City will annually review resident service programming and outcomes submitted by each affordable housing development. The data collected will be used to maintain or provide two services for students and maintain or provide two services for seniors. Addresses policies A4 and A5.
Funding Source: Project Revenues

Program 7 – Capacity Building for Nonprofit Housing Development Corporations

The City will semi-annually review funding sources and, 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 and other funding sources. Grants will be provided to local nonprofit housing development corporations through the Housing Special Program Fund and other funds as funding allows. 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. The City will continue to semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability of funding. Grants are approved by the City and are drawn down upon demonstration of activity completion.

Responsible Party: Development Services Department
Target Years: Semi-annual review, 2020-2029
Objective: The City will semi-annually refer to the HCD Program Directory and other funding sources to expand its potential funding sources and determine the availability of funding 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 PHA 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: 2020-2029
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.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2020-2029
<u>Objective:</u>	Keep affordable housing developments in a safe, functional, well-maintained, code-compliant state. Code Compliance staff will follow up with landlords to ensure repairs are made Addresses Policy A6.
<u>Funding Source:</u>	Unknown

DEVELOPMENT OF NEW HOUSING

Program 10 – Development of New Rental Housing

The City will semi-annually review funding sources and, as funding is available, the PHA will assist the development of new rental housing. The PHA will evaluate its ability to provide grants to local nonprofit housing development corporations through the these funding sources. Grants will also be provided to local nonprofit housing development corporations through the Housing Special Program Fund and other funds as funding allows. It is unknown how many new or rehabilitated units could be created through such a program. The PHA will continue to consider the provision of land through partnerships with local non-profit developers should additional sources of financing become available to develop PHA owned sites earmarked for affordable housing. It is anticipated that approximately 150 new affordable rental units will be created on PHA owned parcels. The City will annually contact affordable housing developers to discuss opportunities. 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.

Any PHA 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 PHA 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 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 and supportive housing units will be provided.

The PHA will continue to contact affordable housing developers active in Poway and in San Diego County to solicit development proposals as funds become available.

The City will monitor the development of new rental housing, including an assessment of affordability for all new rental housing units, including ADU and JADU development annually as a part of the Housing Element Annual Progress Report.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2020-2029
<u>Objective:</u>	Assist development of affordable rental housing units as funding and land is available. Prioritize investment in properties with blight conditions and in high resource areas. Include rehabilitation down payment and financing assistance for Residential Sites Inventory sites. The City will facilitate the development of 150 affordable units on PHA properties. The City will annually contact affordable housing developers to discuss opportunities. Addresses policies B4 and B5.
<u>Funding Source:</u>	Affordable housing loan repayments, 9 percent Low Income Housing Tax Credits (in limited situations), Tax-Exempt Bonds with 4 percent Low Income Housing Tax Credits, San Diego County HOME, Affordable Housing Program (AHP), Multi-family Housing Program (MHP), Poway Housing Authority (former Redevelopment Agency) funds, Permanent Local Housing Allocation (PLHA) funds from the Building Homes and Jobs Act (SB 2, 2017), Housing Special Program Fund, and Affordable Housing and Sustainable Communities (AHSC) program funds.

Program 11 – New Affordable Housing on Parcels with the Affordable Housing Overlay Zone (AHOZ) Designation

The City will semi-annually review funding sources and, as funding is available, the PHA will facilitate the construction and development of new affordable housing on the three remaining parcels designated with the AHOZ throughout the City. The City is currently in the process of partnering with a developer for the development of the Monte Vista site. The City will evaluate its ability to provide grants to local nonprofit housing development corporations through funding sources. Grants will be provided to local nonprofit housing development corporations as funding allows for the development of the AHOZ sites. A specific site analysis for these three remaining AHOZ sites that are carried over into this 6th Housing Element cycle is provided in Chapter 4. The underlying zoning on these sites will not change. The City will annually contact to affordable housing developers to discuss opportunities. The City will also assist affordable housing developers with application to any potential leverage funding sources, include local, State and Federal grant programs. The City will also semi-annually refer to the 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 housing. As future funding sources are identified, the City and PHA will continue to consider dedicating resources for further development of affordable housing if it is determined to be feasible based on market conditions.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2020-2029
<u>Objective:</u>	Develop three AHOZ sites with affordable housing in accordance with the Residential Sites Inventory (Table 4-5). The City will contact affordable housing developers to discuss opportunities and use the RFP process to partner with developers on PHA properties. The City will apply the AHOZ to private properties on the sites inventory list to encourage affordable housing development. Addresses policies B4 and B5.
<u>Funding Sources:</u>	CalHFA, HOME, County of San Diego Down payment and Closing Cost Assistance (DCCA) Program, Mortgage Credit Certificates (MCC's), Poway Housing Authority (former Redevelopment Agency) funds, Permanent Local Housing Allocation (PLHA) funds from the Building Homes and Jobs Act (SB 2, 2017), Housing Special Program Fund, and Affordable Housing and Sustainable Communities (AHSC) program funds.

Program 12 – Mixed-Use Development Standards

The City adopted the PRSP that includes amendments to development standards for mixed-use developments in the City's commercial and mixed-use zones where mixed-use development is currently allowed. The mixed-use development standards include a minimum residential development ratio and provide tiered density and building height incentives for projects providing community benefits, to promote the inclusion of affordable housing. The City will continue to monitor the progress of affordable housing in the PRSP.

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	2020-2029
<u>Objective:</u>	Facilitate the development of housing on sites designated for mixed-use development. Addresses Policy B4 and B5.
<u>Funding Source:</u>	General Fund

Program 13 – 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. The Housing Element identifies the purpose of the In-Lieu fee to include buying down above market rate housing, and making it affordable to households with very low-incomes. Above market rate housing is highly priced. Therefore, buying down these properties to 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. The use of the in-lieu fee collected will focus on providing assistance to

lower income developments on properties listed in the site inventory list. It is estimated that this would assist approximately 150 units on PHA owned properties.

Responsible Party: Development Services Department
Target Years: 2020-2029
Objective: Continue to collect In-Lieu fees to be used in support of affordable housing projects and programs described in this chapter. Use in-lieu fees to support the development of 150 affordable units on PHA owned properties. Consider evaluating the City’s Inclusionary Ordinance with respect to the Palmer/Sixth Street Properties vs. City of Los Angeles ruling requirements on rental developments. This may include an economic feasibility study to guide any decisions on changes to the Inclusionary Housing Ordinance, including the consideration of an increased inclusionary housing component and/or changes to the in-lieu fee structure and the desire and ability of developers to contribute to the Inclusionary Housing In-Lieu Fund. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production. Addresses policies B4 and B6.
Funding: General Fund

Program 14 – Poway Housing Authority (PHA)

Prior to the dissolution of redevelopment agencies in California in October 2011, the primary source of funds for assistance to the development of low- and moderate-income housing was the former Poway Redevelopment Agency. Part of the dissolution of redevelopment agencies was to allocate uncommitted redevelopment housing funds to the “local housing authority.” The City did not have a housing authority at that time and any uncommitted funds would have gone to the San Diego County Housing Authority. This resulted in the City forming the Poway Housing Authority in March 2011 to assure that Poway’s housing assets would remain under local control. This provided the City legal authority to continue monitoring ongoing rent and compliance at affordable housing developments and partner with developers to construct and operate affordable housing in Poway. Pursuant to Health and Safety Code Sections 34176 and 34176.1(f) (Dissolution Law), each year the PHA must prepare a report regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) which details the Housing Successor’s activities during the prior fiscal year. The PHA assisted the development of two recent affordable housing projects (Villa De Vida and Poway Commons – Apollo Apartments).

Responsible Party: PHA
Target Years: 2020-2029
Objective: To retain, promote, and provide affordable housing and maintain reporting. Addresses Policy A6, B4, and B5.
Funding: City Housing Funds

Program 15 – Zoning Amendments for Special Needs Housing

The City amended its Zoning Ordinance with the 2013 Housing Element to address the provision of special needs housing, which includes, but is not limited to, emergency shelters for persons experiencing homelessness, transitional and supportive housing, housing for persons with disabilities (including developmental disabilities), and agricultural worker housing. The City will continue to comply with State law as it pertains to special needs housing and amend the Zoning Ordinance as necessary.

Transitional and Supportive Housing and Low Barrier Navigation Centers: Transitional housing is a type of supportive housing used to facilitate the movement of individuals experiencing homelessness and families to permanent housing. Supportive housing provides social services, either on-site or off-site to persons experiencing homelessness, people with disabilities, and other special needs populations. New structures for transitional and supportive housing with up to six tenants are subject to the same regulations that apply to similar residential structures in the same zone. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 of 2018 and AB 101 of 2019 require ministerial approval of supportive housing and low barrier navigation centers in multi-family and mixed-use zones if the proposed housing development meets specified criteria including parking restrictions.

Emergency Shelters: The Zoning Ordinance permits homeless shelters in RA zone and 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 has waived the fees associated with the Temporary Use Permit process for Emergency Shelters in Poway. To comply with AB 139 of 2019, the City will update the Zoning Ordinance within 12 months of adoption to comply with State law including providing only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Residential Care Facilities: The Zoning Ordinance 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 RA zones with an approved Conditional Use Permit. The City currently permits group homes and large residential care facilities for seven or more persons in RS-2, RC, and RA zones with a Conditional Use Permit. The City will amend the Zoning Ordinance to allow these facilities to be constructed in the RR-A through C, RS-1, RS-2, RS-3 RS-4, and RS-7 zones by right or with a Conditional Use Permit which will include objective standards and decision making procedures. In addition, Residential Care Facilities with six or fewer residents are permitted by right in all single family residential zones. The City desires to permit at least five large residential care facilities during the housing cycle.

Agricultural Worker Housing: This housing type is permitted in all residential zones as an accessory use. Any proposed structures for agricultural worker housing are subject to the same review process as single-family residential dwelling in the same zone. The City of Poway seeks to continue allowing agricultural housing without a conditional use permit. While the City may require permits for agricultural worker housing in all zones (RR-A through C, RS-2, RS-3, RS-4, RS-7, RC, and RA), the City will amend the PMC to allow these large facilities to be constructed without Conditional Use Permits and will clarify the types of non-commercial agricultural activities allowable in the single-family zones as accessory uses.

Employee Housing: In accordance with Government Code Section 17021.5 and 17021.6, the City will amend the Zoning Ordinance to allow employee housing for six or fewer persons to be treated as a residential use and subject to regulations that apply to other residential dwellings of the same type in the same zone.

Reasonable Accommodations: In 2009, the City amended the PMC to add regulations and procedures for reasonable accommodations consistent with Government Code Section 65583. The City has a separate process for review and approval of requests for reasonable accommodation with respect to zoning, permit processing or building laws. 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.). For instance, homeowner requests for reasonable accommodations are applied for at the planning counter, reviewed to ensure the accommodation is necessary, and then the Development Services Director approves the requested reasonable accommodation administratively, followed by the approval of a building permit only. Zoning and building codes, and the City's approach to code compliance, 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.

Single-Room Occupancy (SRO): The City's Zoning Code allows SRO units, 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 has amended its Zoning Code to clarify the definition of SRO and facilitated the provision of SRO's pursuant to AB 2634 (Housing for Extremely Low-Income Households).

<u>Responsible Party:</u>	Development Services Department
<u>Target Years:</u>	Amend the General Plan and Municipal Code within one year of adoption of the Housing Element.
<u>Objective:</u>	Amend the City's zoning requirements for Special Needs housing, Low Navigation Barriers, Large Residential Care Facilities, Employee and Agricultural Worker Housing, and Emergency Shelters as applicable consistent with State law, including compliance with AB 139, AB 2162, and AB 101. Addresses Policy B4.

Funding Source: General Fund

Program 16 – 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 persons experiencing homelessness, transitional and supportive housing, and housing for persons with disabilities (including developmental disabilities). State law requires that jurisdictions identify sites that are adequately zoned for the placement of special needs housing. Additionally, jurisdictions must not unduly discourage or deter these uses. Housing choices for special needs groups, especially persons with disabilities, are limited and past programs have provided assistance for the provision of housing for special needs groups. Special needs residents could incur cost burdens due to a lack of affordable housing options.

The City was successful at securing 54 housing units during the 2020-2029 housing element cycle for households with adults with special needs. The project, Villa de Vida, Site #28, was made possible with the PHA providing the land and some construction financing. In an effort to secure more housing for special needs groups during the planning period, the PHA is working with a non-profit organization to develop a 60 unit affordable housing project at the PHA-owned Monte Vista housing site, site #27 (in north Poway), that will house developmentally disabled adults and veterans. Entitlements for the project are expected in the spring of 2024 with construction starting in late 2024.

Emergency Shelters:

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 persons experiencing homelessness. 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.

As described in Program 15, the City amended its Zoning Code to explicitly address compliance with SB 2 with provisions for permanent shelters for persons experiencing homelessness.

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

Transitional Housing may be used for a person experiencing homelessness 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. As required by state law, residential care facilities with six or fewer residents are allowed by right in all single family zones. The Municipal Code also allows for residential care facilities for seven to 15 residents in some residential zones with a conditional use permit and group residential homes in multifamily zones with a conditional use permit. The City will amend zoning to allow these uses in all zones that allow residential use and review and modify CUP requirements (or standards) for group homes of 7 or more people to promote objectivity such as complying with health and safety standards similar to other residential uses of the same type in the same zone and ensure no barriers to housing for people with disabilities

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 15, the City amended the Zoning Code 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: Semi-annual review of the HCD Program Directory, 2020-2029 and General Plan Annual Progress Report

Objective: The City will seek opportunities for providing housing for special needs individuals as new opportunities for housing development arise. For projects involving the PHA land or funding, the City will require at least a portion of the units be provided for special needs groups. This includes the provision of land and rehabilitation down payment and financing assistance for Residential Sites Inventory sites

The City will proactively reach out to nonprofit organizations to discuss potential housing developments on the Residential Sites Inventory sites and other developable sites that the City becomes aware of and help them with assessing opportunities.

Promote funding resources for special needs housing on the City's website.

The City will semi-annually refer to the HCD Program Directory to expand its potential funding sources and determine the availability

of funding that may assist with the implementation of housing programs. This is in addition to the use of the PHA housing fund.

The City will continue to provide Emergency Shelters, maintain Special Needs housing units, and ensure provision for Agricultural Worker Housing. Addresses Policy B4. See also Program 15.

The City will proactively discuss opportunities for special needs housing with religious institutions while discussing all residential options consistent with Program 42.

The City will review and modify CUP requirements (or standards) for group homes of 7 or more people to promote objectivity such as complying with health and safety standards and ensure no barriers to housing for people with disabilities.

Funding Source: General Fund, CDBG, Private donations, City and PHA Housing Funds and Land

Program 17 – 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 up to 120 percent of area median income, adjusted for household size, to purchase a home in Poway. Assistance is provided in the form of a deferred payment zero percent interest 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, in part, 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: 2020-2029

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

Program 18 – 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: 2020-2029
Objective: Assist with rehabilitation of existing homes acquired with City assistance. Addresses Policy A1.
Funding Source: Inclusionary Housing (In-Lieu) Funds, General Fund

Program 19 – 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: 2020-2029
Objective: Encourage diversity of development to serve as many types of residents as possible while minimizing land-use related conflict. Addresses Policy B1 and B4.
Funding Source: General Fund

Program 20 – 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: 2020-2029
Objective: Evaluate options for use of community land trust model. Addresses Policy B3, B4, and B5.
Funding Source: Unknown

Program 21 – Provide Priority for Provision of Services to Lower Income Households

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

Responsible Party: Development Services Department
Target Years: 2020-2029
Objective: Coordinate with Poway’s Public Works Department to ensure service priority to potential affordable housing developments. Addresses Policy B2 and B4.
Funding Source: General Fund

Program 22 – 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: 2020-2029
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 23 – 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, 2020-2029
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 B4.
Funding Source: General Fund

Program 24 – Update the Poway Municipal Code to Comply with current Density Bonus law, including Assembly Bill 2345

The City will amend Chapter 17.26 (Special Uses and Conditions), Article V (Affordable Housing Incentives), of the Poway Municipal Code to comply with current Density Bonus law, including Assembly Bill (AB) 2345. This will include a reference to the new laws so that changes over time do not require future amendments. On September 28, 2020, the Governor signed into law AB 2345, which made significant changes to the State Density Bonus Law and housing law generally with an effective date of January 1, 2021. Most importantly, the bill modifies the calculations for awarding density bonuses relative to the number of units of affordable housing included in the proposal. AB 2345 includes a maximum density bonus of up to 50 percent for projects with 44 percent moderate-income units, 24 percent lower-income units, and 15 percent very low-income units. In addition to an increased density bonus, AB 2345 reduces the threshold required to qualify for incentives/concessions. The current threshold to qualify for two incentives/concessions is 20 percent for lower income households, and as of January 1, 2021 the threshold was reduced to 17 percent. The current threshold to qualify for three incentives/concessions is 30 percent for lower income households, was reduced to 24 percent.

Responsible Party: Development Services Department
Target Years: Amend the City’s Municipal Code and create and promote density bonus handout within 12 months of adoption of the Housing Element.
Objective: Amend the City’s Municipal Code to ensure it complies with State law regarding density bonus and to promote the use of density bonuses. A density bonus handout shall be created and added to the development resources webpage. Addresses Policy B1, B3, and B4.
Funding Source: General Fund

Program 25 – 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. 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 City 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: 2020-2029
Objective: Raise public awareness of and public support for affordable housing. Addresses Policies B2 and B6.
Funding Source: Housing Special Program Fund

Program 26 – Transit-Oriented Projects

The City does not have Transit Priority Areas per SB 743 (Transportation Impacts). There are several bus stops that allow for transit-oriented development (TOD). The 2017 PRSP provides mixed-use development along a bus route within the City. The City has encouraged and will continue to encourage SANDAG and Caltrans to increase transit service in Poway and create mobility corridors and hubs along Scripps Poway Parkway to allow transit access to the City's Tier 3 Employment Center and along SR-67 to provide safe routes into Poway from Ramona and other east County areas. The City commented on the Caltrans Active Transportation Plan, the San Vicente Comprehensive Multimodal Corridor Plan (CMCP), the SANDAG Regional Transportation Plan, the SANDAG Forward Regional Plan, and respective environmental reports.

Responsible Party: Development Services Department
Target Years: 2020-2029
Objective: Promote TOD, increase transit service, and encourage mobility corridors and hubs in Poway and along Scripps Poway and SR-67. Seek funding to encourage TOD and coordinate with SANDAG and Caltrans to expand routes and availability. Addresses policies B4.
Funding Source: General Fund

Program 27 – 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: 2020-2029
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 B2, B3, B4, B5, and B6.
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), Poway Housing Authority (former Redevelopment Agency) funds, Permanent Local Housing Allocation (PLHA) funds from the Building Homes and Jobs Act (SB 2, 2017), and Affordable Housing and Sustainable Communities (AHSC) program funds.

Program 28 – Provision of No Net Loss (Government Code Section 65863)

The City will monitor the Residential Sites Inventory to ensure adequate sites are available throughout the planning period to meet the City’s RHNA. For Accessory Dwelling Units (ADU), the City will monitor annual production on February 11th of each year and assess if actual production of ADUs is at or above annual estimated projections provided in the Residential Sites Inventory (ADU Annual Production). From June 30, 2020 (start of planning period for 6th housing element cycle) to February 11, 2021, there were 23 ADUs. 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, including the assessment of ADU Annual Production, 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 newly identified sites.

Responsible Party: Development Services Department
Target Years: Annually, 2020-2029
Objective: Monitor and evaluate No Net Loss requirements per State law. The Residential Sites Inventory list will be updated, as a part of the annual Housing Element Progress Report, with new sites, as applicable, to accommodate any shortfall from development or other constraints and appropriate findings will be written as a part of the approval of any applicable development, including

identification of new sites to meet any shortfall. Addresses policies B2 and B4.

Funding Source: General Fund

Program 29 – Preserve Potential At-Risk Housing Units

One privately-owned site, Site 25, (13667 Twin Peaks Rd) included in the Residential Sites Inventory will result in the loss of one market-rate single-family residence. The existing market-rate residence on Site 25 will be demolished to construct the proposed 20 housing units. The residence is currently vacant and no relocation assistance is needed. The Housing Credits (Table 4-4) combined with the Residential Sites Inventory (Table 4-5) provide for 154 excess housing units above the RHNA requirements and no replacement program is warranted.

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: 2020-2029
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, A2, and A3.

Funding Source: General Fund

Program 30 – Monitor and Evaluate the AHOZ Ordinance Development Standards

The City will monitor and evaluate development of the three AHOZ designated properties 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 (DR) 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 are 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 annually to HCD in the City’s General Plan Annual Report.

Responsible Party: Development Services Department
Target Years: Annually, 2020-2029
Objective: Monitor development of AHOZ properties and 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 B1, B2, B3, and B4.

Funding Source: General Fund

Program 31 – Update Public Safety Element to Ensure Consistency with the Adopted Housing Element

The City will update the Public Safety Element of the General Plan and ensure consistency with all other elements of the General Plan. Safety Elements of local General Plans must be revised, upon the next update to the Housing Element, to address public safety, including wildfire risk in Very High Fire Hazard Areas. The revision must include information about wildfire hazards, as well as goals, policies, and objectives and feasible implementation measures for the protection of the community from the unreasonable risk of wildfire (GC Sections 65302; and 65302.5).

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

Objective: To update the Public Safety Element of the General Plan so that it is consistent with State law and address wildfire risks and other hazards to the community. Addresses policies A1, A6, and B1.

Funding Source: General Fund

Program 32 – Implementation of SB35 Permit Streamlining Process for New Affordable Housing

The City will update its procedures to comply with new California regulations, and publish these procedures for the public, as appropriate, when the City of Poway does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Poway is subject to SB 35 and is required to process development projects with at least 10 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the City of Poway Municipal Code and Building Code. Qualifying projects cannot be subject to Design Review or public hearings; and in many cases the City can only require one parking space per unit. Per SB 35 requirements, no parking requirements may be imposed on a SB 35 qualified streamlining project if it is located:

1. Within a half-mile of public transit;
2. Within an architecturally and historically significant historic district;
3. In an area where on-street parking permits are required but not offered to the occupants of the development; or
4. Where there is a car-share vehicle located within one block of the proposed project.

The City’s status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State. This Program complies with the requirements of

SB 35 - Planning and zoning: affordable housing: streamlined approval process (GC Section 65913.4).

Responsible Party: Development Services Department
Target Years: Within one year of the adoption the Housing Element update.
Objective: Adopt procedures for processing of new affordable housing projects that are qualified for SB 35 streamlining. Addresses Policies B2 and B4.
Funding Source: General Fund

Program 33 – Objective Design Standards

California Senate Bill (SB) 35 (Government Code Section 65913.4) became effective on January 1, 2018, allowing eligible housing projects to be processed through a streamlined, ministerial review process. This law includes various exemptions for projects with an affordable housing component, which limit the City's ability to apply the discretionary design standards to such projects. Jurisdictions are recommended to adopt objective design standards that would apply to projects utilizing the new law. The design standards could also apply to other housing projects as determined by the City Council. Absent adoption of these design standards, State statutes, such as SB 35, would eliminate a jurisdictions ability to regulate design. Chapter 17.52 (Development Review Procedure) of the Poway Municipal Code sets forth the process for new developments, including residential, commercial, industrial, and public/quasi-public developments in which the intent is to focus on design principles which can result in creative imaginative solutions for the project and quality design for the City ultimately implementing the General Plan. Chapter 17.52 applies to the discretionary review of projects. Through this program, the City will prepare and process a new set of objective design standards for adoption under the PMC Title 17 Zoning Ordinance regulations specifying applicability to ministerial projects processed under State Law. The ordinance will be subject to review by the City Council.

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.
Objective: Amend the City's General Plan and Municipal Code to establish objective design standards for affordable housing projects where the City's discretion over design review is preempted by State law. Addresses Policies B1.
Funding: General Fund

Program 34 – Adopt Development Standards for Parking, Open Space, and Recreational Areas in Floodways

The City will amend Chapter 17.42 of the Municipal Code to adopt development standards for parking, open space, and recreational areas within the Floodway. Surface parking, open space, and recreational areas are currently allowed in the Floodway which can assist the development of housing. Anything above grade level would not be allowed (e.g., wheel stops, curbs, parking lot light posts, recreational structures, trees). Landscape islands would be allowed, as long they do not have curbing on their perimeter. Shrubs and grasses and small plants would be acceptable

within the Floodway. Areas in the Floodway may be appealed to FEMA and the developer's engineer can process a Letter of Map Revision (LOMR) with FEMA that reduces the Floodway area if allowed by FEMA.

Responsible Party: Development Services Department
Target Years: Amend the Municipal Code and, if necessary, the General Plan within three years of adoption of the Housing Element.
Objective: Amend the Municipal Code and, if necessary, the General Plan to adopt standards for parking, open space, and recreational areas in the Floodway to provide more usable land and open space for residential development. Addresses Policies B1, B2, and B4.
Funding: General Fund

Program 35 – Parking Requirements

The City will periodically review its parking requirements to ensure they are not a constraint to residential development and maximizing density.

Responsible Party: Development Services Department
Target Years: Annual Review, 2020-2029
Objective: To reduce constraints to housing development.
Funding Source: General Fund

Program 36 – Accessory Dwelling Units

Accessory Dwelling Unit (ADU) represents an important affordable housing option to lower and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development of ADUs (including AB 587, AB 671, AB 68, SB 9, and SB 13, among others). The City complies with State requirements and provides additional incentives and tools to facilitate ADU construction. The City will update the existing ADU regulations as needed by the end of 2024. Incentives include (but are not limited to):

- Fee waivers and reductions;
- Floor area allowances up to 1,500 square feet;
- Height allowances up to 35 feet;
- Kitchen facilities separate from the single-family residence are optional;
- Parking reductions; and
- Website information on resources and technical assistance;

The City will periodically review its ADU requirements to ensure they are not a constraint to residential development and maximizing density. If by April 2025 the City is not meeting its ADU goal of an average of 18.6 building permits issued for ADUs during the calendar year commencing June 30, 2020, the City will review and revise polices and regulations to increase ADU construction as necessary.

Responsible Party: Development Services Department

Target Years: Annual Review, 2020-2029
Objective: Facilitate the construction of 18.6 ADUs annually (minimum).
Funding Source: General Fund

AFFIRMATIVELY FURTHERING FAIR HOUSING

Program 37 – Provide Information on Fair Housing

By the end of 2023, fair housing information will be posted at the Mickey Cafagna Community Center site and on digital platforms such as Facebook or Instagram and targeted outreach to tenants and other lower income populations will be provided via email/ electronic distribution City wide. This outreach will utilize tools such as the “Myths and Facts About Affordable & High Density Housing” to show what affordable housing means and who it benefits. This outreach will include promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. Outreach will also be targeted to all landlords. 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. Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.

Responsible Party: Development Services Department
Target Years: Annual Review, 2020-2029
Ongoing, Provide at least one article per year
Objective: Make Poway residents aware of these issues, laws, and available services for fair housing. Use social media platforms and email distribution to maximize outreach efforts. Addresses policies C1 and C2.
Funding Source: General Fund

Program 38 – Obtain and Distribute Flyers on Fair Housing from San Diego County

The City will obtain flyers from HCD and make these available at appropriate locations throughout the City such as the Mickey Cafagna Community Center, multifamily developments, City Hall, and the Poway Library

Responsible Party: Development Services Department
Target Years: Ongoing, 2020-2029
Objective: Promote the awareness of the housing services provided by the County by distributing flyers at appropriate locations. Addresses policies C1 and C2.
Funding Source: General Fund

Program 39 – 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, such as the Mickey Cafagna Community Center, City Hall and the Poway Library.

Responsible Party: Development Services Department
Target Years: Ongoing, 2020-2029
Objective: Promote the awareness of the services and laws discussed by the posters. Display posters at public buildings. Addresses policies C1 and C2.
Funding Source: General Fund

Program 40 – 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: 2020-2029
Objective: Ensure a legal City mechanism for complaints against housing discrimination in deed transactions. Addresses Policy C1.
Funding Source: General Fund

Program 41 – Continue to Assist in Addressing Fair Housing Questions

Continue to assist with Fair Housing questions when possible and 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: 2020-2029
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

Program 42 – Reduce Impediments to Furthering Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law. Chapter 2 of the Housing Element contains an analysis of the City’s existing conditions as it relates to furthering fair housing. The City prioritized five primary fair housing issues or contributing factors, as discussed in Chapter 2, which include, in order of priority, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, and outreach. These housing issues,

including specific contributing factors, priority level and City actions and anticipated outcomes are shown below (**Table 6-1**).

Table 6-1
Summary of Fair Housing Issues and Actions for Mitigation
2020-2029

Fair Housing Issue	Contributing Factors	Priority Level	Action and Outcomes
Segregation and Integration	1. Disparity Between White and Minority Populations 6. Hate Crimes within the City	High	<p>City Action: Every three years, monitor race and ethnicity demographics as a part of the annual program report to ensure actions and trends continue to reduce the disparity (2023, 2026, and 2029 Housing Element Annual Progress Reports).</p> <p>City Action: Monitor location of housing units constructed every year (2021 through 2029 Housing Element Annual Progress Report) to continue to encourage development of the sites identified in the Residential Sites Inventory to further fair housing including retaining and adding sites that do not displace existing residents.</p> <p>City Action: Continue to prohibit environmentally sensitive land uses in the PRSP area (e.g., industrial, agricultural, waste storage, energy production).</p> <p>City Action: Maintain City Council Districts to ensure all residents may serve or be represented on the City Council.</p> <p>City Action: Continue to promote education and outreach against hate crimes and monitor number of hate crimes every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports).</p> <p>Action Outcomes: Reduce disparities between White and Minority populations and decrease hate crimes within the City.</p>

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<p>Racially and Ethnically Concentrated Areas of Poverty</p>	<p>2. Populations Include Increased Levels of Poverty 3. Overpaying for Housing 4. Disbursement of Affordable Housing Locations</p>	<p>Medium</p>	<p>City Action: Continue to encourage and provide opportunities for employment through current economic development efforts (e.g., maintain small business and “shop local” resources on the Economic Development webpage, maintain the Economic Development Coordinator as the single point of contact for small businesses).</p> <p>City Action: Monitor household income by race/ethnicity every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate this program within one year if disparities are increasing.</p> <p>City Action: Continue to encourage and provide opportunities for employment, and monitor household income by race/ethnicity every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate City Action within one year if disparities are increasing.</p> <p>City Action: Continue to provide housing to meet the City’s housing needs per the RHNA providing geographically dispersed sites for over 700 lower income units which foster a more inclusive community.</p> <p>City Action: Encourage and provide opportunities for employment through implementation of the PRSP and the South Poway Specific Plan.</p> <p>City Action: Monitor household income by race/ethnicity every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate City Action within one year if disparities are increasing.</p> <p>City Action: Monitor location of housing units constructed in relationship to areas of poverty and with prominent minority race and ethnicity groups every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate programs within one year if disparities are increasing.</p> <p>Action Outcomes: Increase income within Poway, particularly amongst Black or African American alone, Native American, and other increased poverty populations (base year: 2020); decrease overpayments for housing (base year: 2018); and ensure affordable housing units constructed are well dispersed throughout the City (base year: 2020).</p>
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<p>Disparities in Access to Opportunity</p>	<p>5. Limited Multi-modal Transportation Resources 7. Linguistic Isolation Impediments 8. Lending Patterns</p> <p>Access Program 26 and Policies B26-B29 and B31-34</p>	<p>Medium</p>	<p>City Action: Continue to encourage and seek funding for additional transit services in Poway.</p> <p>City Action: Continue to encourage Caltrans and SANDAG to improve the Scripps Poway Parkway (Tier 3 Employment Center) and SR-67 corridors as multi-modal corridors with appropriate multi-modal hubs to improve walking, biking, and public transit to and from the City every year (2021 through 2029 Housing Element Annual Progress Report. Program 26.</p> <p>City Action: As new housing developments are proposed, through City checklists and comments: a) Encourage connections (connectivity) between housing and essential services, parks, trails and related amenities promoting outdoor walking and biking opportunities; b) Encourage traffic safety and reduced congestion with appropriate analysis as a part of new housing project; c) Encourage the development of multigenerational housing through ADUs and JADUs. d) Encourage safety within housing developments through Crime Prevention Through Environmental Design (CPTED) and increased lighting including pedestrian scale lighting. e) Require new housing units in Very High Fire Hazard Areas to provide adequate fire access and suppression (e.g., wildfire risk shall be reduced to the maximum extent feasible, overhead utility poles shall be undergrounded to reduce fire risk for new subdivisions, multiple evacuation routes shall be encouraged); f) When rezoning for higher density residential land uses, encourage higher density residential in areas with sufficient access and proximity to transit and essential services (areas of opportunity) and areas that do not have a higher propensity of minority racial or ethnic groups or low- and moderate-income households; g) Continue to improve access to persons with disabilities through ADA improvement to streets, sidewalks and public facilities and ensure housing construction includes sufficient access including adequate street widths and load capacity along rural streets and curb, gutter, and sidewalk with street trees along non-rural streets (bike lanes shall be provided along collector streets); h) Require trail easements and related trail improvements and connections for appropriate use as a part of new housing unit construction to promote health and wellness and connectivity. Policies B26-B29 and B31-34.</p> <p>City Action: Monitor location of housing units constructed every year (2021 through 2029 Housing Element Annual Progress Report) to continue to encourage the development of housing near transit including mixed-use housing with multi-family housing (four or more units) opportunities within the PRSP smart-growth area, single-family housing within The Farm In Poway Specific Plan area, and ADUs within transit-rich areas.</p> <p>City Action: Continue to require sidewalks, trails, and bike lanes in accordance with the Transportation Element of the General Plan for new development projects to improve access to housing, employment centers, public transit and community amenities.</p>
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Disproportionate Housing Needs	9. Lack of Diversity in Housing Types	Medium	<p>City Action: Continue to promote and encourage multi-family residential construction within the City, including ADUs, JADUs, apartments, condominiums, and townhomes. This is done through the implementation of the Poway Road Specific Plan, the RHNA, and ADU and JADU laws. Based on recent activity, the City expects to issue permits for over 30 ADUs and/ or JADUs annually throughout Poway. Maintain City’s informational bulletins, as a handout and online, on regulations for ADUs, JADUs, and SB9 developments. Encourage development of these units in lower density areas of the City where the lots are larger. Develop streamlined procedures for processing SB9 lot splits. These increase the opportunities for affordable housing in the lower density areas. Discuss opportunities for including residential development at religious institutions as these are typically on larger residential lots, in lower density areas. Housing types are monitored every year (2021 through 2029 Housing Element Annual Progress Reports). Re-evaluate program within one year if RHNA objectives are not being met.</p> <p>Action Outcomes: Increase Diversity in Housing types (base year: 2019).</p>
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<p>Outreach</p>	<p>10. State and Federal Legislation and Programs</p> <p>Outreach Programs 25, 36 through 40.</p>	<p>Medium</p>	<p>City Action: 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. The Poway 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 City 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.</p> <p>City Action: By the end of 2023, publish fair housing information posted at the Mickey Cafagna Community Center site and on digital platforms such as Facebook or Instagram and conduct targeted outreach to tenants and other lower income populations. Outreach will also be targeted to all landlords. This outreach will utilize tools such as the “Myths and Facts About Affordable & High Density Housing” to show what affordable housing means and who it benefits. Outreach will include promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials.</p> <p>City Action: 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.</p> <p>City Action: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p> <p>City Action: The City will obtain flyers from HCD and make these available at appropriate locations in the City.</p> <p>City Action: The City will request posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings.</p> <p>City Action: In all deed restrictions required of affordable housing developments, the City will require inclusion of an anti-discrimination clause.</p> <p>City Action: Continue to assist with Fair Housing questions when possible and 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.</p>
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			<p>City Action: Every year and as legislation is proposed, encourage the State and Federal governments to: a) improve all communities with infrastructure, places of interest, and employment centers, especially areas of poverty and areas with prominent minority race and ethnicity groups, to increase the areas of opportunities regionally; b) encourage smart-growth to provide housing adjacent to essential services and areas of opportunity; c) allow jurisdictions to implement their RHNA and implement their visions for their communities without State intervention (e.g., Density Bonus laws, ADU legislation, Permit Streamlining Act) to provide housing to meet the needs of the community and further fair housing; d) promote opportunities for citizens to live and work in the same community to reduce commute times; e) provide sufficient funding for jurisdictions to meet their housing needs objectives/requirements, including down payment assistance and loans for new construction; f) analyze State and Federal governmental constraints to the provision of housing, including fair housing (e.g., interest rates, prevailing wages, agency restrictions and requirements, California Code of Regulations, multi-lingual tenant legal counseling, rent stabilization programs, foreclosure assistance, just cause eviction or other efforts improving tenant stability, small business assistance) (2021 through 2029 Housing Element Annual Progress Reports).</p> <p>Action Outcomes: Promote awareness of services, issues, laws, and available services for fair and affordable housing and reduce State and Federal impediments to furthering fair housing (base year: 2021).</p>

Notes: See programs above or contributing factors below for Responsible Party, Target Years, related policies, and funding sources.

The City broke these five primary factors down into further into 10 specific factors, from highest contributing factor to lowest contributing factor, that contribute to fair housing in Poway as shown below. Each factor is outlined, provided a metric to evaluate results, provided strategies and actions to implement goals to resolve issues, and goals and policies from this Housing Element that support and address resolving the related issues are referenced. Addressing these contributing factors assists the City in furthering fair housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA.

Contributing Factor 1: Disparity Between White and Minority Populations.

- A. Poway’s proportion of non-Hispanic White is higher compared to that of the San Diego region, with 64 percent compared to 44 percent, however, trends show that Poway is becoming more inclusive (**Table 2-6**). Also, Poway’s White (not Hispanic or Latin) racial or ethnic group scored higher than 60 on the dissimilarity index, indicating that this group is identified as a segregated group (**Figure 2-1**).

Metric: Reduce disparities between White and Minority populations (base year: 2020)
 Program 41(A) - Milestone: Every three years, monitor race and ethnicity demographics as a part of the annual program report to ensure actions and trends continue to reduce the disparity (2023, 2026, and 2029 Housing Element Annual

Progress Reports). Monitor location of housing units constructed every year (2021 through 2029 Housing Element Annual Progress Report) to continue to encourage development of the sites identified in the Residential Sites Inventory to further fair housing including retaining and adding sites that do not displace existing residents. Continue to prohibit environmentally sensitive land uses in the PRSP area (e.g., industrial, agricultural, waste storage, energy production). Maintain City Council Districts to ensure all residents may serve or be represented on the City Council.
Supporting Policies: Policies C1-C5.

Contributing Factor 2: Populations Include Increased Levels of Poverty.

- B. **Table 2-49** shows that 6.7 percent of Poway’s population is below the federal poverty and more so amongst Black or African American alone, Native American, and other populations.

Metric: Increase income within Poway, particularly amongst Black or African American alone, Native American, and other increased poverty populations (base year: 2020).
Program 41(B) - Milestone: Continue to encourage and provide opportunities for employment through current economic development efforts, maintain small business and “shop local” resources on the Economic Development webpage, maintain the Economic Development Coordinator as the single point of contact for small businesses, and monitor household income by race/ethnicity every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate programs within one year if disparities are increasing.
Supporting Policies: Policies C1-C5.

Contributing Factor 3: Overpaying for Housing.

- C. As discussed in **Table 2-27**, over one-third of household are overpaying for housing. **Table 2-23** shows rents have increased by 59 and 44 percent for one- and two or more-bedroom apartments between 2011 and 2021. Conversely, **Table 2-9** shows household income Poway has only increase by less than one percent over a similar 10-year span, 2010 to 2020.

Metric: Decrease overpayments for housing (base year: 2018).
Program 41(C) - Milestone: Continue to provide housing to meet the City’s housing needs per the RHNA providing geographically dispersed sites for over 700 lower income units which foster a more inclusive community, encourage and provide opportunities for employment, and monitor household income by race/ethnicity every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate programs within one year if disparities are increasing.
Supporting Policies: Policies C1-C5

Contributing Factor 4: Disbursement of Affordable Housing Locations.

Figure 2-12 shows that both existing and proposed affordable units are well disbursed throughout the community and do not present a geographic barrier to obtaining affordable housing. The adoption of the PRSP has increased opportunities for higher densities in central parts of the City. Since the adoption of the PRSP, the City has seen a significant number of old commercial buildings demolished and

replaced with multifamily residential developments. The City has also seen existing apartment complexes adding ADU's. Outside of the central area, there is a prevalence of large lot single-family residences in "constrained areas". These low-density areas present an opportunity to construct ADUs and JADUs as many of the lots have large undeveloped areas. Approximately 326 ADUs and/or JADUs are anticipated to be constructed during the 6th housing element cycle. Additionally, the larger lots in these areas are candidates for SB-9 subdivisions and development. Based on the activity experienced since the adoption of SB-9, it is anticipated that at least 45 SB-9 subdivisions will be processed during the 6th housing element cycle. While the ADU's, JADU's, and SB-9 developments will be in areas anticipated to help further fair housing, they are often in constrained areas and away from essential services and areas of opportunity. Conversely, the PRSP area is surrounded by essential services and is considered an ideal area of opportunity. The proposed affordable sites coupled with ADU's, JADU's, and SB-9 developments are dispersed throughout the community to further fair housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by FEHA. To ensure these goals are achievable, the City will maintain its regulations consistent with state law. Another opportunity for disbursement of affordable housing is on sites of religious institutions. Religious institutions are located throughout the City, often in residential neighborhoods. Through the residential zoning regulations and the conditional use permit for the religious institution, residential units can be co-located on site.

The City provides funding to Home Share and Community Connections, a program provided by the non-profit, Elder Help. This program matches individuals needing housing with homeowners that have a room to rent and the need for assistance.

Metric: Ensure affordable housing units constructed are well dispersed throughout the City (base year: 2020):

- Develop streamline review process for multifamily developments within the PRSP. Encourage PDCs to resolve any potential issues as early as possible.

- Permit approximately 350 units that are made up of ADUs, JADUs, and SB9 developments during the 6th cycle dispersed throughout the City.

- In early 2024, update City ordinances to streamline processing of ADUs, JADUs, and SB-9 developments, consistent with state law.

- Permit 10 housing units on a religious institution site(s) during the 6th cycle. If no applications are received from religious institutions by January 2027, the City will proactively reach out to representatives to explore the possibility of adding residential units. This may include direct mailing to religious institutions, information posted on the City's website, and the offer to meet in person with staff.

Continue to provide CDBG funding to Elder Help for the Home Share and Community Connections program. Achieve 18 home share matches in the 6th cycle.

Program 41(D) - Milestone: Monitor location of housing units constructed in relationship to areas of poverty and with prominent minority race and ethnicity groups every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate programs within one year if disparities are increasing.

Supporting Policies: Policies C1 and C5.

Contributing Factor 5: Limited Multi-modal Transportation Resources.

- E. Commutes for over 40 percent of Poway residents were shown to be greater than 30 minutes (over 5 percent had commutes greater than one hour). Due to the limited transit routes and limited jobs within a 30-minute trip in Poway, only 1.29 percent of Poway residents used public transit. Poway's transit performance score was roughly half of other jurisdictions noted in the AI with 432 transit trips within a half mile and only two transit routes within a half mile.

Metric: Establish multi-modal corridors and hubs within and near Poway (base year: 2020).

Program 41(E) - Milestone: Continue to encourage and seek funding for additional transit services in Poway; Continue to encourage Caltrans and SANDAG to improve the Scripps Poway Parkway (Tier 3 Employment Center) and SR-67 corridors as multi-modal corridors with appropriate multi-modal hubs to improve walking, biking, and public transit to and from the City every year (2021 through 2029 Housing Element Annual Progress Report). Monitor location of housing units constructed every year (2021 through 2029 Housing Element Annual Progress Report) to continue to encourage the development of housing near transit including mixed-use housing with multi-family housing (four or more units) opportunities within the PRSP smart-growth area, single-family housing within The Farm In Poway Specific Plan area, and ADUs within transit-rich areas. Continue to require sidewalks, trails, and bike lanes in accordance with the Transportation Element of the General Plan for new development projects to improve access to housing, employment centers, public transit and community amenities. Continue to maintain the affordable housing rental registry every year (2021 through 2029 Housing Element Annual Progress Report). Supporting Policies: Policies C1-C5.

Contributing Factor 6: Hate Crimes within the City.

- F. The AI identifies Poway experienced three hate crimes from 2013 to 2018. Two crimes were because of religious discrimination, and one was because of sexual orientation. In 2019, a hate crime shooting in Poway made national news and was also related to religious discrimination.

Metric: Decrease hate crimes within the City (base year: 2018).

Program 41(F) - Milestone: Continue to promote education and outreach against hate crimes and monitor number of hate crimes every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports).

Supporting Policies: Policies C1-C5.

Contributing Factor 7: Linguistic Isolation Impediments

G. The AI identifies linguistic isolation impediments where 42.6 percent of Poway residents who speak a language other than English at home speak English less than “very well.” Although this vulnerable population comprises 11.1 percent of the total population, potential hindrances to fair housing choice still arise.

Metric: Decrease linguistic discrimination (base year: 2018).

Program 41(G) - Milestone: Encourage Poway Adult School to continue to offer English education and diploma programs in Poway, continue to provide opportunities for persons with linguistic barriers to participate in all City programs, and monitor linguistic impediments every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports). Re-evaluate programs within one year if disparities are increasing.

Supporting Policies: Policies C1-C5.

Contributing Factor 8: Lending Patterns

H. The AI discovered that when looking at the lending outcomes by race/ethnicity and income in San Diego County, approval rates for Black and Hispanic applicants, were well below the approval rates for White and Asian applicants in the same income group in 2012. These gaps had narrowed somewhat in 2017, but were still present. Black applicants consistently had the lowest approval rates compared to other racial/ethnic groups in the same income groups.

Metric: Decrease disparities in lending patterns (base year: 2018).

Program 41(H) - Milestone: Encourage the State and Federal government to review lending laws to further fair housing and monitor lending patterns every three years (2023, 2026, and 2029 Housing Element Annual Progress Reports).

Supporting Policies: Policies C1-C5.

Contributing Factor 9: Lack of Diversity in Housing Types

I. According to AI, approximately 60 percent of housing units in the San Diego County region are single-family dwellings, with Poway having a much larger proportion of this housing type in comparison to other cities like El Cajon. In 2019, 79.1 percent of the housing stock in Poway were single-family dwellings. There were also 16 percent multi-family dwellings.

Metric: Increase Diversity in Housing types (base year: 2019).

Program 41(I) - Milestone: Continue to promote and encourage multi-family residential construction within the City, including ADUs, JADUs, apartments, condominiums, and townhomes. Seek to issue permits for over 18 ADUs annually throughout Poway. Housing types are monitored every year (2021 through 2029)

Housing Element Annual Progress Reports). Re-evaluate programs within one year if RHNA objectives are not being met.
Supporting Policies: Policies C1-C5.

Contributing Factor 10: State and Federal Legislation and Programs

- J. Current legislative and programs administered by the State and Federal governments include impediments to furthering fair housing as further discussed in Chapter 2. For instance, fair housing legislation implies housing should be built in rural areas away from essential services subjecting more residents to wildfire risk, longer commute times, and damaging open space areas and habitats which is counterintuitive to smart-growth principles.

Metric: Reduce State and Federal impediments to furthering fair housing (base year: 2021).

Program 41(J) - Milestone: Every year and as legislation is proposed, encourage the State and Federal governments to: a) improve all communities with infrastructure, places of interest, and employment centers, especially areas of poverty and areas with prominent minority race and ethnicity groups, to increase the areas of opportunities regionally; b) encourage smart-growth to provide housing adjacent to essential services and areas of opportunity; c) allow jurisdictions to implement their RHNA and implement their visions for their communities without State intervention (e.g., Density Bonus laws, ADU legislation, Permit Streamlining Act) to provide housing to meet the needs of the community and further fair housing; d) promote opportunities for citizens to live and work in the same community to reduce commute times; e) provide sufficient funding for jurisdictions to meet their housing needs objectives/requirements, including down payment assistance and loans for new construction; f) analyze State and Federal governmental constraints to the provision of housing, including fair housing (e.g., interest rates, prevailing wages, agency restrictions and requirements, California Code of Regulations, multi-lingual tenant legal counseling, rent stabilization programs, foreclosure assistance, just cause eviction or other efforts improving tenant stability, small business assistance) (2021 through 2029 Housing Element Annual Progress Reports).

Supporting Policies: Policies C1-C5.

Other programs, policies, and strategies in the Housing Element that: (1) enhance housing mobility strategies, (2) encourage development of new affordable housing in areas of opportunity, (3) improve place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and (4) protect existing residents from displacement include: Policy/Strategy A(1-17), B(1-29,31-33), C(1-18) and Programs 1-40.

The City will continue to work with the community to address potential constraints to fair housing. This may include actions such as an analysis of barriers to entry into homeownership or securing rental units, review of historic policies or restrictions that may have prevented or may still prevent disadvantaged groups from locating in Poway, or specific actions and factors that contribute to Poway being a more inclusive to all racial, social and economic groups.

Responsible Party: Planning Division

Target Years:

2020-2029

Objective:

To ensure that Poway has an environment where housing opportunities are fair for all racial, ethnic, social, and economic groups and further fair housing pursuant to AB 686. Addresses Policies C1-C5.

Funding:

General Fund and PHA funds

D. Quantified Objectives

The City of Poway has established quantified (numerical) objectives for several program categories (**Table 6-2**) 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 6-2
Summary of Quantified Objectives
2020-2029**

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				6	659	316	54
Very Low	468	468					
Low	268	408					
Moderate	241	312	40				
Above Moderate	342	416					
Total	1,319	1,604	40	6	659	316	54

Notes: New Dwelling Units include Credits from Table 4-4 and all sites from Table 4-5.

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

Additional Above-Moderate Sites

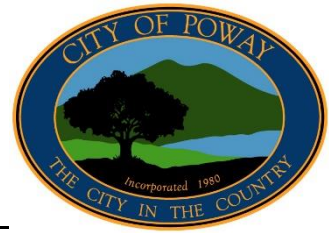


Table A-1

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

APN	Address			Land Use/Zoning (Existing) ¹	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
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
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
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

APN	Address			Land Use/Zoning (Existing) ¹	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
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
32127150	13975	Rancho de Oro	Rd	RR-A	9.48	0.025	1	Vacant	None
32127152	13925	Rancho de Oro	Rd	RR-A	14.48	0.025	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
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
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
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
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
27820021	0	QUAIL MOUNTAIN	RD	RR-A	17.17	0.025	1	Vacant	None
27614022	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
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
32127071	0	MUREL	TRLS	RR-A	4.64	0.25	1	Vacant	None
32127078	0	MUREL	TRLS	RR-A	4.10	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
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

APN	Address			Land Use/Zoning (Existing) ¹	Acreage	Allowable Density (DU/AC)	Realistic Capacity (Units)	Current Use	Existing Constraints
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
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
32110045	0	TOOTHROCK	RD	RR-A	6.46	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
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
27523222	0	STONE	CYN	RR-A	2.87	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	AR	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

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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
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
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
27713021	0	OLD COACH	WAY	RR-A	6.90	0.25	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
27702105	0	Stage Coach	RD	RR-A	63.75	0.25	4	Vacant	Water Availability; Slope Analysis
27702106	15555	Stage Coach	RD	RR-A	146.03	0.25	8	One Home	Water Availability; Slope Analysis

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27702107	0	Stage Coach	RD	RR-A	21.38	0.25	2	Vacant	Water Availability; Slope Analysis
27702108	0	Stage Coach	RD	RR-A	42.27	0.25	3	Vacant	Water Availability; Slope Analysis
27702109	0	Stage Coach	RD	RR-A	21.66	0.25	1	Vacant	Water Availability; Slope Analysis
27702110	0	Stage Coach	RD	RR-A	35.3	0.25	2	Vacant	Water Availability; Slope Analysis
27701104	0	Stage Coach	RD	RR-A	13.29	0.25	1	Vacant	Water Availability; Slope Analysis
27701105	0	Stage Coach	RD	RR-A	56.92	0.25	3	Vacant	Water Availability; Slope Analysis
27614013	0	Stage Coach	RD	RR-A	42	0.25	2	Vacant	Water Availability; Slope Analysis
27614014	0	Stage Coach	RD	RR-A	56.39	0.25	3	Vacant	Water Availability; Slope Analysis
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
32103037	0	HIGH VALLEY	RD	RR-B	4.39	0.5	2	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
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
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
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
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
32307016	0	GARDEN	RD	RR-B	4.30	0.5	2	Vacant	Flood Way

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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
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
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
32107020	0	MARKAR	RD	RR-B	13.85	0.5	6	Vacant	None
31465036	0	MIDLAND	RD	RR-C	1.84	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
27534101	0	ESPOLA	RD	RR-C	0.50	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
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
27817098	0	LAKEVIEW	RD	RR-C	1.26	1.0	1	Vacant	None
27817099	0	LAKEVIEW	RD	RR-C	1.25	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
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
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

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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
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
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
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
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
32328009	0	GOLDEN	WY	RR-C	0.96	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
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
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
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
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
27310225	17827	Old Winemaster	Way	RR-C	1.00	1.0	1	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

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32118095	0	TIERRA BONITA	RD	RR-C	1.22	1.0	1	Vacant	None
32326107	0	VISTA VIEW	DR	RR-C	0.31	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	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
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	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	ST	RR-C / RR-A	1.99	1.0	1	Vacant	None
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
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
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	WAY	RS-2	0.49	2.0	1	Vacant	None
31724136	0	POMERADO	RD	RS-2	0.23	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
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	WAY	RS-2	1.00	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
32327053	0	GOLDEN WAY	WAY	RS-2	1.22	2.0	2	Vacant	None
32327052	0	GOLDEN WAY	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
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
27313405	0	ST ANDREWS	DR	RS-4	0.27	4.0	1	Vacant	None

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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
31757308	0	COYOTERO	DR	RS-7	0.19	8.0	1	Vacant	None
31711063	13611	Agsten	LN	RS-7	0.54	8.00	2.00	One SFR	None
31711068	13623	Agsten	LN	RS-7	0.41	8.00	2.00	Vacant	None
31711069	13623	Agsten	LN	RS-7	0.47	8.00	2.00	One SFR	None
31424101	0	EASTERN	RD	RS-7	0.21	8.0	1	Vacant	None
31723226	0	OLD POMERADO	RD	RS-7	0.93	8.0	7	Vacant	None
31715161	12270	OAK KNOLL	RD	MU	0.87	up to 35*	26.00	Commercial	Flood Way
31715162	12280	OAK KNOLL	RD	MU	0.69	up to 35*	20.00	Commercial	None
31715164	12316	OAK KNOLL	RD	MU	0.32	up to 35*	9.00	Residential	None
31715165	12320	OAK KNOLL	RD	MU	0.40	up to 35*	12.00	Commercial	None
31715163	12324	OAK KNOLL	RD	MU	0.27	up to 35*	8.00	Commercial	None
31715152	12334	OAK KNOLL	RD	MU	0.29	up to 35*	8.00	Commercial	None
31715153	12344	OAK KNOLL	RD	MU	0.29	up to 35*	8.00	Commercial	None
31715154	12350	OAK KNOLL	RD	MU	0.29	up to 35*	8.00	Commercial	None
31715140	12365	POWAY	RD	MU	0.51	up to 35*	15.00	Commercial	None
31754062	12411	POWAY	RD	MU	0.50	up to 35*	15.00	Commercial	None
31754061	12427	POWAY	RD	MU	0.88	up to 35*	26.00	Commercial	None
31754030	12439	POWAY	RD	MU	0.32	up to 35*	9.00	Commercial	None
31754027	12443	POWAY	RD	MU	0.42	up to 35*	12.00	Commercial	None
31754026	12455	POWAY	RD	MU	1.00	up to 35*	30.00	Commercial	None
31754064	12509	POWAY	RD	MU	0.92	up to 35*	27.00	Commercial	None
31754063	12511	POWAY	RD	MU	0.68	up to 35*	20.00	Commercial	None
31713052	13408	POWAY	RD	MU	0.68	up to 35*	20.00	Commercial	None
31713054	13510	POWAY	RD	MU	2.07	up to 35*	62.00	Commercial	None
31713063	13414	POWAY	RD	MU	1.10	up to 35*	33.00	Commercial	None
31713064	13438	POWAY	RD	MU	4.02	up to 35*	120.00	Commercial	None
31713065	13464	POWAY	RD	MU	0.50	up to 35*	15.00	Commercial	None
31713055	13504	POWAY	RD	MU	0.27	up to 35*	8.00	Commercial	None
31713034	13520	POWAY	RD	MU	1.31	up to 35*	39.00	Commercial	None
31713031	13536	POWAY	RD	MU	2.33	up to 35*	69.00	Commercial	None
31713032	13556	POWAY	RD	MU	0.51	up to 35*	15.00	Commercial	None
31713041	13616	POWAY	RD	MU	0.51	up to 35*	15.00	Commercial	None
31713047	13644	POWAY	RD	MU	9.07	up to 35*	272.00	Commercial	None
31715155	12906	POMERADO	RD	MU	0.32	up to 35*	9.00	Commercial	None
31754037	12915	POMERADO	RD	MU	0.18	up to 35*	5.00	Commercial	None
31754054	12921	POMERADO	RD	MU	0.51	up to 35*	15.00	Commercial	None
31754055	12937	POMERADO	RD	MU	0.35	up to 35*	10.00	Commercial	None
31749051	12805	POWAY	RD	TC	0.44	up to 35*	13.00	Commercial	None
31710101	13010	POWAY	RD	TC	1.12	up to 35*	33.00	Commercial	None
31710107	13112	POWAY	RD	TC	0.94	up to 35*	28.00	Commercial	None
31710132	13132	POWAY	RD	TC	0.09	up to 35*	2.00	Commercial	None

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31710131	13138	POWAY	RD	TC	1.62	up to 35*	48.00	Commercial	None
31710150	13168	POWAY	RD	TC	0.80	up to 35*	24.00	Commercial	None
31710149	13202	POWAY	RD	TC	0.23	up to 35*	6.00	Commercial	None
31710140	13230	POWAY	RD	TC	0.22	up to 35*	6.00	Commercial	Flood Way
31710141	13236	POWAY	RD	TC	0.45	up to 35*	13.00	Commercial	Flood Way
31710115	13314	POWAY	RD	TC	2.30	up to 35*	69.00	Commercial	None
Total:							1732		

¹Either the zoning designation or the PRSP land use designation is noted. All properties in the PRSP area have a zoning designation of Planned Community (PC) and the remaining sites have the same zoning and land use designations. The zoning and land use designations are consistent for each site.