HOUSING ELEMENT

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Housing Element

Vision

A City that provides safe and decent housing opportunities for all its residents, offering a range of housing options to accommodate the diverse needs of the community.

Introduction

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City of La Mesa. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the Housing Element. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. This Housing Element incorporates the most current data and information readily available at the time of writing. It also includes an evaluation of the Housing Element adopted in 2005, 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.

This La Mesa Housing Element is prepared for the 2013-2020 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region.

Housing Goals:

Goal 1: High-quality and well-maintained residential neighborhoods.

Goal 2: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.

Goal 3: Housing for lower income households, including ownership and rental opportunities for moderate-income households.

Goal 4: A City that mitigates potential governmental constraints to housing production and affordability.

Goal 5: A City where all residents have an equal opportunity to reside in the housing of their choice.

Purpose and Content

The Housing Element of the General Plan 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. A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

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

Per State Law, the Housing Element has two main purposes:

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

The Housing Element is an eight-year plan for the 2013-2020 period and serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

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

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- An analysis of constraints to housing production and maintenance. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs.
- An overview of resources available to further housing production and maintenance. Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- An assessment of housing accomplishments during the previous Housing Element period, 2005-2010.
- A statement of the Housing Plan to address the City's identified housing needs, including a formulation of housing goals, policies, and programs.

Background

Community Context

The City of La Mesa is approximately 9 square miles in area and is located 14 miles from the Pacific Ocean. It is immediately adjacent to the eastern boundary of the City of San Diego, along both sides of Interstate 8. La Mesa is part of western San Diego County which is dominated by a series of geologic features known as marine terraces. Over the past 2.5 million years, stream erosion has cut canyons through these terraces which help to define

communities and Sub-Regions. Alvarado Creek and Chollas Creek, which are defining features of La Mesa, are examples of terrace cutting streams. These natural drainage systems are now important urban drainage systems which continue to be an important factor in the shaping the form and development of the community.

To understand the current land use and development patterns that exist in La Mesa, it is important to understand the general history of the settlement of the area. The area now occupied by La Mesa was part of the early Rancho de la Mission San Diego de Alcala as created by Spanish colonists. However, settlement of the area did not begin in earnest until the late 1800s after California was annexed to the United States. The post-war period resulted in tremendous growth throughout Southern California with La Mesa being no exception. Residential neighborhoods bloomed along the University and El Cajon corridors, and on the north side of the City along Lake Murray Boulevard and Baltimore Drive. La Mesa grew in size as well as in population during this period.

Today, La Mesa is known as the "Jewel of the Hills" and is very typical of other suburban communities in terms of the distribution and range of land use in the community. According to the 2010 Census, the City population was 57,065, an increase of about four percent in the ten years since the 2000 Census. The 2010 Census also reported a slight increase in average household size from 2.2 persons per household in 2000 to 2.4 persons in 2010.

La Mesa offers a mix of housing types. Single-family homes make up about 54 percent of the housing stock, the multi-family share is about 45 percent, and mobile homes comprise the remaining one percent.

Public Participation

Citizen participation is one of the most important components of the Housing Element process. The City of La Mesa Community Development Department utilized the following strategy to solicit meaningful community input in preparing the City's 2013-2020 Housing Element.

Housing Element and Historic Preservation Element Workshop

On August 25, 2011, the City conducted a community workshop on the Housing and Historic Preservation Elements of the General Plan. The meeting flyer was posted on the City's upcoming events section of the website. An email blast was sent to remind the 130 people on the General Plan "Notify Me" list. The Historic Preservation Element also maintains a separate list of about 20 interested people. An email reminding them of the upcoming meeting was sent twice prior to the meeting. In addition, the meeting flyer was mailed to interested parties, key service providers, and public agencies. The meeting was attended by over 50 residents and representatives from a range of agencies and organizations.

During the workshop, participants were invited to discuss several specific housing topics:

- What types of housing services and programs would you like to see if La Mesa?

- What is the top housing issue in La Mesa?
- What types of housing are needed in La Mesa?
- Where are the appropriate areas for new housing in La Mesa?

A list of the agencies invited and a summary of the comments received are included in Appendix A.

Public Hearings

Public hearings will be conducted before the Planning Commission and City Council to review the Draft Housing Element. The meetings will be publicly noticed and agencies on the City's mailing list to receive information on the Housing Element update will be notified (see list in Appendix A).

Public Review of Draft Housing Element

The Draft La Mesa Housing Element was available for public review at the following locations:

- City Hall
- City Library
- City Website

Data Sources and Methodology

In preparing the Housing Element, various sources of information are consulted. The 2010 Census provides the basis for population and household characteristics. However, the 2010 Census no longer contains detailed information on household, income, and housing characteristics. Therefore, several sources are used to supplement the 2010 Census, including the following:

- 2005-09 American Community Survey by the Census Bureau[1]
- Population and demographic data updated by the State Department of Finance
- Housing market information, such as home sales and rents, from Dataquick and Realtytrack, among other sources
- Lending patterns from the Home Mortgage Disclosure Act (HMDA) database
- Labor statistics from California Employment Development Department

Relationship to Other General Plan Elements

The City of La Mesa's General Plan contains goals and policies for urban development, community design, housing, natural hazards, economic development, and public services and facilities.

[1] The American Community Survey (ACS) is conducted on a very small sample of the population. As such, the data tend to have large margins of errors, especially for the more detailed levels of questions and small geographic units. Therefore, this Housing Element may not present all ACS data available when the margins are errors appear to be unreasonable.

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in La Mesa. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Conservation and Open Space Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard (such as wildfires and flooding) as conditions to development.

The City must also ensure that adequate water and sewer services are available to accommodate the growth anticipated in the Housing Element. In the event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation pursuant to SB 1087. Upon adoption of the Housing Element, the City will send a copy of the Housing Element to the various water and sewer service providers.

This Housing Element was updated as part of the comprehensive update to the General Plan Elements and therefore is entirely consistent with the policies and proposals set forth by the General Plan. Specifically, new State Law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. Through the City's Annual General Plan Implementation Review Process, the City will ensure internal consistency among the various elements of the General Plan.

Table HE-1. Relationship with Other General Plan Elements

Housing Issues	Circulation	Conservation	Health and Wellness	Noise	Land Use	Open Space	Safety
Residential Land Use Pattern	×	×	×	×	×		×
Housing Types	×	×	×		×		
Preservation and Maintenance		×					
Safe Living Environment	×				×		×

Goals and Policies

The La Mesa Housing Element includes the following goals:

- Maintain and enhance the quality of existing residential neighborhoods in La Mesa.
- Encourage adequate provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.
- Provide increased opportunities for home ownership.
- Provide housing support services to address the needs of the City's low and moderate income residents.
- Promote equal opportunity for all residents to reside in the housing of their choice.

Community Profile

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in La Mesa, including population, household, economic, and housing stock characteristics. Each of these components is presented in a Regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2013-2020 Housing Element cycle.

Population 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 needs 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 and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

Population Growth

The Census reported that La Mesa's population rose from 52,931 in 1990 to 57,065 in 2010 (Table HE-2). The SANDAG 2050 Regional Growth Forecast estimates that the La Mesa population will reach 62,100 in 2020. Although La Mesa's population growth is expected to be moderate in comparison to the County's overall population growth, projections for the City are in line with projections for neighboring jurisdictions such as Lemon Grove, El Cajon, Santee, and National City.

Table HE-2. Population Growth (1990-2020)

Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
Chula Vista	135,163	173,860	243,916	267,427	28.6%	40.3%
El Cajon	88,693	94,819	99,478	109,623	6.9%	4.9%
La Mesa	52,931	54,751	57,065	62,100	3.4%	4.2%
Lemon Grove	23,984	24,954	25,320	26,688	4.0%	1.5%
National City	54,249	54,405	58,582	62,300	0.3%	7.7%
San Diego	1,110,549	1,223,341	1,307,402	1,542,528	10.2%	6.9%
Santee	52,902	53,090	53,413	64,517	0.4%	0.6%
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	12.6%	10.0%

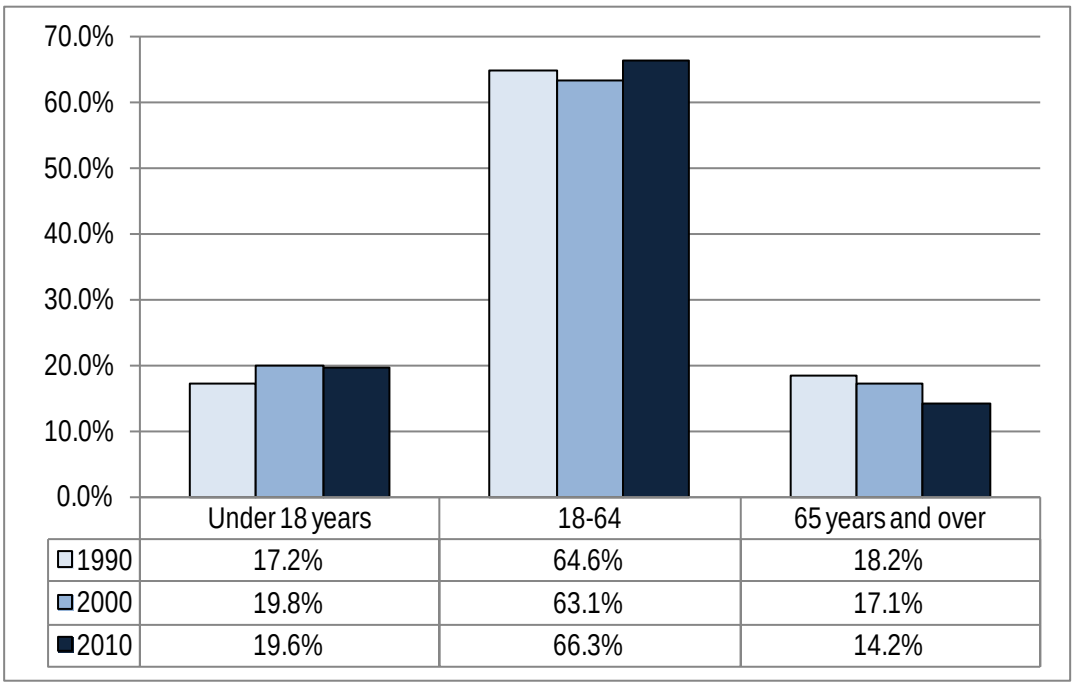
* Represents an estimate from the SANDAG 2050 Regional Growth Forecast.
Sources: Bureau of the Census, (1990-2010) and SANDAG Regional Growth Forecast Update (2010).

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 moderate cost apartments and condominiums, group quarters, 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.

The population of La Mesa is, as measured by the median age of its residents, significantly older than in neighboring communities or the County as a whole. In 2010, La Mesa's median age was 37.1 years; roughly four years older than the County's median age. The higher median age is due to the larger percentage of seniors (14 percent of the population in 2010) and the smaller percentage of children under 18 years of age (20 percent in 2010) than in other San Diego County communities. Specifically, 14.2 percent of La Mesa residents were over the age of 65 in 2010. The proportion of senior residents in neighboring cities however, was lower (by three to four percentage points depending on the jurisdiction). Figure HE-1 compares changes in the age composition of La Mesa's population from 1990 to 2010, while Table HE-3 compares the percentage of individuals under 18, over 65, and the median age of La Mesa with nearby communities.

Figure HE-1. Age Distribution



Sources: Bureau of the Census, 1990-2010 Census.

Table HE-3. Age Characteristics (1990-2010)

Jurisdiction	Under 18 years			Over 65 years			Median Age
	1990	2000	2010	1990	2000	2010	
Chula Vista	26.2%	28.8%	27.9%	11.4%	11.2%	10.0%	33.7
El Cajon	26.3%	27.8%	25.7%	11.1%	11.3%	11.0%	33.7
La Mesa	17.2%	19.8%	19.6%	18.2%	17.1%	14.2%	37.1
Lemon Grove	26.5%	27.6%	25.5%	14.1%	12.0%	11.2%	35.0
National City	27.8%	30.1%	25.5%	9.3%	11.2%	10.6%	30.2
San Diego	23.1%	23.9%	21.4%	10.2%	10.4%	10.7%	33.6
Santee	29.0%	28.3%	23.8%	8.4%	8.9%	10.7%	37.2
San Diego County	24.5%	25.6%	23.4%	10.9%	11.1%	11.4%	34.6

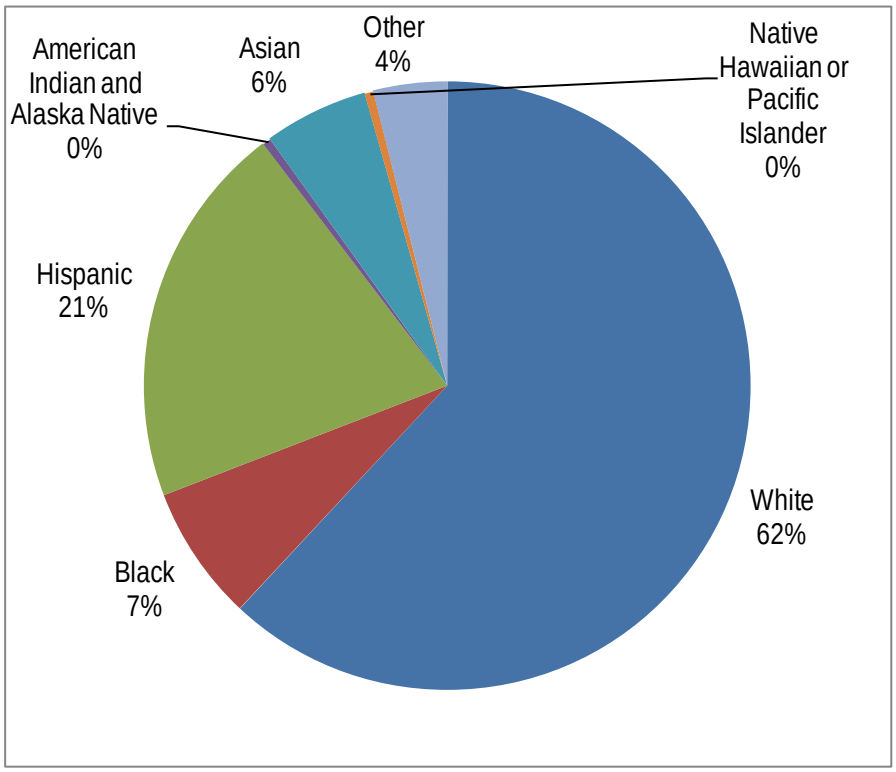
Sources: Bureau of the Census, (1990-2010).

Race/Ethnicity Characteristics

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Recent studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding

and housing cost burden.[2] According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

Figure HE-2. Race/Ethnicity (2010)



Sources: Bureau of the Census, 2010 Census.

In 2010, roughly 62 percent of La Mesa residents were White, seven percent Black, 21 percent Hispanic, six percent Asian, less than one percent Pacific Islander and American Indian, and four percent other races. La Mesa has a higher proportion of White residents and smaller proportion of Hispanic residents compared to most neighboring jurisdictions and the County. The City's proportion of Black residents and those of "Other" racial and ethnic backgrounds is roughly similar to that among neighboring jurisdictions and within the County. Asian/Pacific Islander's comprise a much smaller proportion of La Mesa residents compared to Chula Vista, National City and the City of San Diego, but the proportion is similar to those in neighboring El Cajon, Lemon Grove and Santee. In general, Hispanic and Asian households exhibit a greater propensity for living in extended families or other household arrangements than the majority White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes.

[2] Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

Table HE-4. Racial Composition (2010)

Jurisdiction	White	Black	Hispanic	American Indian/ Alaska Native	Asian	Native Hawaiian or Pacific Islander	Other
Chula Vista	49,641	9,972	142,066	600	33,581	1,105	6,951
El Cajon	56,462	5,939	28,036	455	3,375	440	4,771
La Mesa	35,295	4,102	11,696	249	3,152	272	2,229
Lemon Grove	8,787	3,277	10,435	109	1,545	244	923
National City	6,872	2,660	36,911	168	10,401	413	1,157
San Diego	589,702	82,497	376,020	3,545	204,347	5,178	46,113
Santee	39,312	971	8,699	290	1,974	232	1,935
San Diego County	1,500,047	146,600	991,348	14,098	328,058	13,504	101,658

Sources: Bureau of the Census, 2010 Census.

Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs 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 the reverse is true when employment contracts.

Employment

In 2000, the two largest occupational categories for City residents were education/health/ social services and retail/trade occupations (Table HE-5). These categories accounted for more than one-third (36 percent) of jobs held by La Mesa residents. Similarly, these occupations comprised 31 percent of jobs held by County residents. According to the ACS for 2005-2009, approximately 34 percent of La Mesa residents were working in educational, health and social services occupations or professional services occupations.

Table HE-6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. Table HE-6 shows education and healthcare occupations generally offer moderate pay scales while the food preparation and retail sales offer the lower wages.

Table HE-5. Employment Characteristics (2000-2009)

Industry	2000 Census		2005-2009 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	0.1%	0.7%	0.2%	0.7%
Construction	6.7%	6.6%	8.4%	7.5%
Manufacturing	7.3%	11.0%	6.5%	9.2%
Transportation, Communication, Utilities	3.9%	3.5%	2.3%	6.2%
Wholesale Trade	3.1%	3.3%	2.5%	2.9%
Retail Trade	12.7%	11.3%	11.9%	10.9%
Finance, Insurance and Real Estate	8.1%	7.1%	8.0%	7.8%
Professional Services	12.4%	13.3%	11.7%	14.2%
Education, Health, and Social Services	23.1%	19.3%	22.4%	19.5%
Arts, Entertainment, and Recreation	8.9%	9.6%	10.4%	10.5%
Other Services	7.8%	5.2%	8.3%	5.1%
Public Administration	5.9%	5.4%	7.4%	5.3%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2000 Census; and American Community Survey (ACS), 2005-2009.

Table HE-6. Average Salary by Occupation - San Diego Region (2011)

Occupations	Average Salary
Management	$117,046
Legal	$105,882
Healthcare Practitioners and Technical	$89,872
Architecture and Engineering	$83,115
Computer and Mathematical	$82,631
Life, Physical and Social Science	$77,716
Business and Financial Operations	$71,815
Education, Training and Library	$60,992
Arts, Design, Entertainment, Sports and Media	$56,963
Construction and Extraction	$51,871
Protective Service	$50,581
Community and Social Service	$49,734
Installation, Maintenance and Repair	$45,202
Sales	$38,263

Table HE-6. Average Salary by Occupation - San Diego Region (2011)

Occupations	Average Salary
Office and Administrative Support	$37,260
Production	$34,324
Transportation and Material Moving	$32,255
Healthcare Support	$30,880
Building, Grounds Cleaning, and Maintenance	$26,928
Personal Care and Service	$26,240
Farming, Fishing and Forestry	$26,009
Food Preparation and Serving Related	$22,133
All Occupations	$50,800

Source: California Employment Development Division, Occupational Wage data, 2011.

Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. 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, typified by 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 the various household characteristics affecting housing needs.

Household Type and Size

According to the 2010 Census, there were 1,086,865 households (i.e., occupied housing units) in San Diego County. Of these, 24,512 households, or approximately two percent, were residing in La Mesa. Among the La Mesa households, 33 percent were single-person households, and households headed by seniors (65+) comprised 22 percent of all households. Both single-person and senior-headed households represented a much larger proportion of La Mesa's total households than nearly all neighboring jurisdictions and countywide. Conversely, 25 percent of La Mesa households consisted of families with children; a much smaller proportion than that found in neighboring jurisdictions and County-wide (Table HE-7). Given the low proportion of families with children in La Mesa, it should come as no surprise that the proportion of large households (five or more persons) and single-parent households is also smaller than in neighboring jurisdictions.

Table HE-7. Household Characteristics (2010)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
Chula Vista	16.7%	17.8%	42.0%	11.7%	59.2%	40.8%
El Cajon	23.1%	18.7%	35.2%	12.1%	31.6%	68.4%
La Mesa	32.7%	22.2%	24.8%	8.8%	46.8%	53.2%
Lemon Grove	22.9%	20.4%	32.8%	11.5%	56.2%	43.8%
National City	17.4%	21.9%	39.2%	15.2%	39.0%	61.0%
San Diego	28.0%	17.8%	27.5%	7.8%	48.9%	51.1%
Santee	20.6%	19.1%	33.4%	9.9%	63.5%	36.5%
San Diego County	24.0%	19.8%	31.3%	8.7%	51.8%	48.2%

Sources: Bureau of the Census, 2010 Census.

Table HE-8 shows that in 2010, La Mesa households consisted mostly of families (56 percent). More of these families were married couples that do not have children, 5,431 (22 percent), compared to 3,899 married couple families (16 percent) with children. The greatest change from 2000 to 2010 was the 18 percent increase in other families, followed by the nine percent increase in other non-family households.

Table HE-8. Changes in Household Types (1990 – 2010)

Household Types	1990		2000		2010		Percent Change			
							1990-2000		2000-2010	
	#	%	#	%	#	%	#	%	#	%
Families	13,476	58.2%	13,386	55.3%	13,767	56.2%	-90	-0.7%	381	2.8%
Married w/ Children	3,638	27.0%	3,957	29.6%	3,899	15.9%	319	8.8%	-58	-1.5%
Married w/o Children	6,669	49.5%	5,667	42.3%	5,431	22.2%	-1,002	-15.0%	-236	-4.2%
Other Families	3,169	23.5%	3,762	28.1%	4,437	18.1%	593	18.7%	675	17.9%
Non-Families	9,688	41.8%	10,800	44.7%	10,745	43.8%	1,112	11.5%	-55	-0.5%
Single	7,217	74.5%	8,275	76.6%	8,004	32.7%	1,058	14.7%	-271	-3.3%
Other Non-Families	2,471	25.5%	2,525	23.4%	2,741	11.1%	54	2.2%	216	8.6%
Total Households	23,164	100.0%	24,186	100.0%	24,512	100.0%	1,022	4.4%	326	1.3%

Source: Bureau of the Census, 1990-2010 Census.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with three to four bedrooms.

People's choices, however, also reflect preference and economics. Especially during the housing boom when mortgage credit was readily available, many households extended beyond their financial means and purchased large homes. The National Association of Realtors estimates that after the housing boom, the average size of homes will be trending down in the future years.

In 2010, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a regionwide average of 2.9 persons per household. La Mesa had an average of 2.4 persons per household, representing a small increase from 2000, when an average of 2.2 persons per household was reported. Table HE-9 compares household size in La Mesa to household size in surrounding cities and the County. Household size varied among the cities, with La Mesa having the lowest average household size among surrounding jurisdictions. SANDAG estimates that average household size in the region will increase slightly over the next 20 years.

Table HE-9. Average Persons per Household (2010)

Jurisdiction	Average Household Size (2010)	Projected Average Household Size (2030)
Chula Vista	3.21	3.13
El Cajon	2.84	2.86
La Mesa	2.30	2.35
Lemon Grove	2.96	3.02
National City	3.41	3.57
San Diego	2.60	2.70
Santee	2.72	2.93
San Diego Region	2.75	2.87

Source: Bureau of the Census, 2010 Census; and SANDAG 2030 Regional Forecast Update.

Household Income

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

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

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

Combined, the extremely low, very low, and low income groups are referred to as lower income.[3]

Between 2006 and 2008, approximately 53 percent of La Mesa households earned moderate or above moderate incomes (Table HE-10), while 47 percent of households had incomes in the extremely low, very low, and low income levels.[4]

Table HE-10. Households by Income Category (2006-2008)

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	2,635	11.0%
Very Low (31 to 50% AMI)	3,525	14.8%
Low (51 to 80% AMI)	5,005	21.0%
Moderate or Above (over 80% AMI)	12,685	53.2%
Total	23,850	100.0%

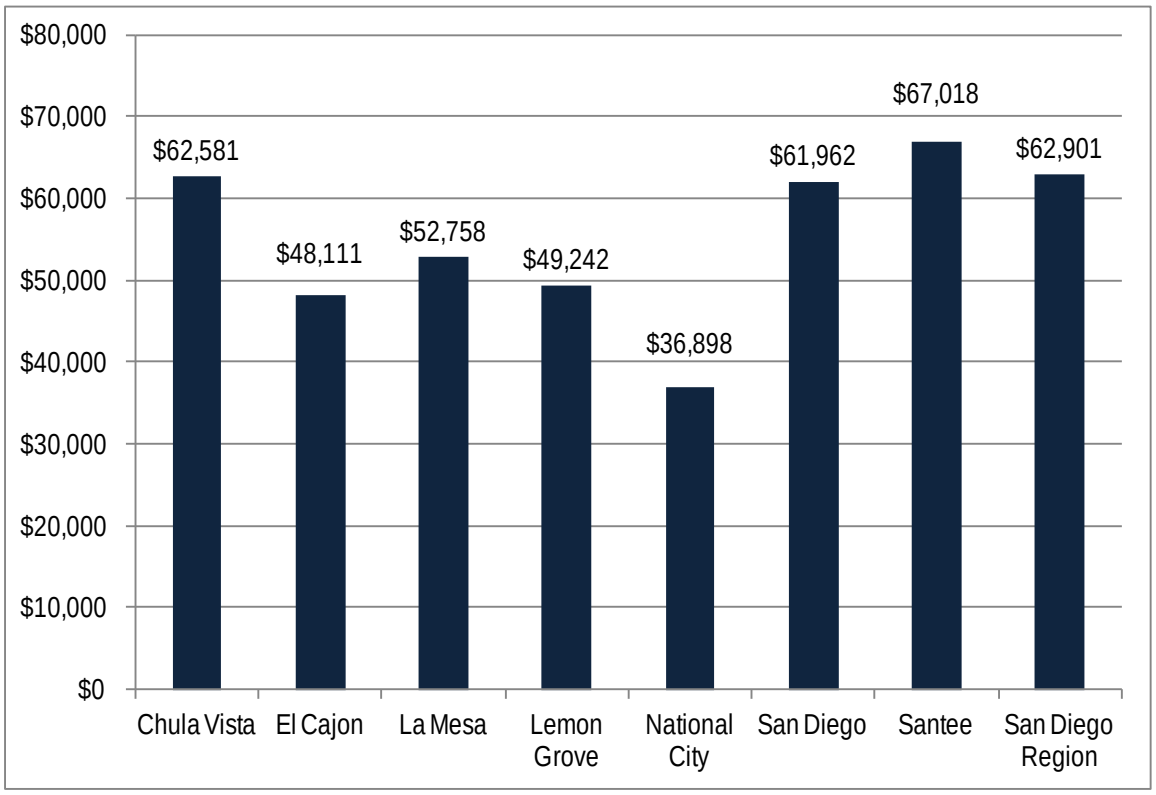
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2008.

Household incomes in La Mesa tend to be slightly lower than those in the region as a whole. Median household income in the City was $41,693 in 2000, compared to the San Diego County median household income of $47,067. The ACS estimates that the median household income in La Mesa between 2005 and 2009 was $52,758, compared to $62,901 in the County. Figure HE-3 compares household income in La Mesa and in the San Diego region between 2005 and 2009.

[3] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

[4] Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2000 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

Figure HE-3. Median Household Income (2005-2009)



Source: Bureau of the Census, American Community Survey, 2005-2009.

Table HE-11 compares median income in La Mesa to neighboring cities and the region. Median household income in the City was on the lower end of the spectrum for the region but on par with surrounding jurisdictions.

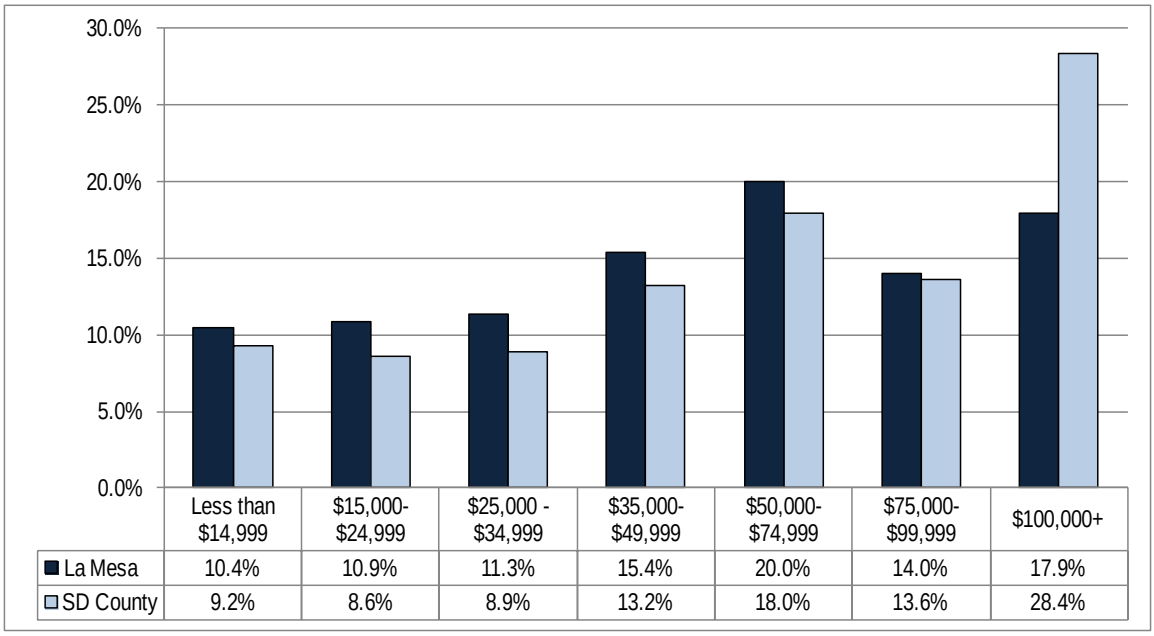
Table HE-11. Median Household Income (2005-2009)

Jurisdiction	Median Household Income*	Percent Above/ Below Regional Median
Chula Vista	$62,581	-1%
El Cajon	$48,111	-24%
La Mesa	$52,758	-16%
Lemon Grove	$49,242	-22%
National City	$36,898	-41%
San Diego City	$61,962	-1%
Santee	$67,018	7%
San Diego Region	$62,901	0%

Source: Bureau of the Census, American Community Survey, 2005-2009.

According to the 2005-2009 ACS, approximately 21 percent of the La Mesa households earned less than $25,000 (Figure HE-4). Only 18 percent of La Mesa households earned $100,000 or more between 2005 and 2009. By comparison, the County's income distribution between 2005 and 2009 was skewed toward the higher income categories, explaining the SANDAG estimates of higher median household income in the County than in La Mesa.

Figure HE-4. Household Income (2005-2009)



	Less than $14,999	$15,000-$24,999	$25,000 - $34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000+
La Mesa	10.4%	10.9%	11.3%	15.4%	20.0%	14.0%	17.9%
SD County	9.2%	8.6%	8.9%	13.2%	18.0%	13.6%	28.4%

Source: Bureau of the Census, American Community Survey, 2005-2009.

Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in La Mesa. Detailed CHAS data based on the 2006-2008 ACS data is displayed in Table HE-12. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- 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:

- In general, renter-households had a higher level of housing problems (53 percent) compared to owner-households (39 percent).

- Elderly renter-families had the highest level of housing problems regardless of income level (72 percent).
- Approximately 81 percent of the extremely low income (households earning up to 30 percent of the AMI) and 77 percent very low income households (households earning between 31 and 50 percent of the AMI) had the highest incidence of housing problems.

Table HE-12. Housing Assistance Needs of Lower Income Households (2006-2008)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	555	445	0	1,735	525	0	900	2,635
With any housing problem	82%	94%	0	80%	73%	0	82%	80%
With cost burden >30%	77%	94%	0%	79%	73%	0%	82%	80%
With cost burden > 50%	73%	94%	0%	76%	62%	0%	68%	73%
Very Low Income (31-50% AMI)	675	955	120	2,280	640	105	1,245	3,525
With any housing problem	90%	80%	100%	89%	48%	100%	55%	77%
With cost burden >30%	90%	80%	100%	88%	48%	100%	55%	76%
With cost burden > 50%	60%	53%	0%	57%	24%	100%	42%	52%
Low Income (51-80% AMI)	340	1,020	140	3,070	975	165	1,935	5,005
With any housing problem	74%	70%	100%	74%	29%	100%	52%	65%
With cost burden >30%	68%	63%	43%	68%	30%	100%	52%	62%
With cost burden > 50%	35%	4%	0%	9%	12%	100%	35%	19%
Moderate & Above Income (>80% AMI)	515	2,285	150	4,875	2110	360	7,810	12,685
With any housing problem	49%	31%	93%	46%	14%	46%	13%	26%
With cost burden >30%	30%	11%	0%	11%	11%	28%	28%	22%
With cost burden > 50%	5%	0%	0%	1%	4%	6%	8%	5%
Total Households	2,085	4,705	410	11,960	4,250	630	11,890	23,850
With any housing problem	1,510	2,230	305	6,375	1,205	415	4,675	11,050
% With housing problem	72%	47%	74%	53%	28%	66%	39%	46%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2008.

Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

In 2000, five percent of La Mesa households lived in overcrowded conditions (Table HE-13). Overcrowding disproportionately affected renters (eight percent of renters versus just two percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. While 39 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only a small portion of these units (18 percent) were occupied by renters. The 2010 Census does not contain information of detailed occupancy status. The 2005-2009 ACS provides estimates on overcrowding status. According to the ACS, the overcrowding conditions in La Mesa improved between 2000 and 2009 with only two percent of the households being overcrowded. However, in close examination, the ACS documents large margins of errors for these estimates.

Table HE-13. Overcrowded Housing Units (1990-2009)

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (>1.0 persons/room)	156	1.4%	768	6.4%	924	4.0%
Severely Overcrowded (>1.5 persons/room)	51	0.5%	386	3.2%	437	1.9%
2000						
Total Overcrowded (>1.0 persons/room)	247	2.2%	1,017	8.0%	1,264	5.2%
Severely Overcrowded (>1.5 persons/room)	74	0.7%	420	3.3%	494	2.0%
2005-2009						
Total Overcrowded (>1.0 persons/room)	147	1.2%	403	3.6%	550	2.4%
Severely Overcrowded (>1.5 persons/room)	45	0.4%	20	0.1%	65	0.3%

Sources: Bureau of the Census, 1990 and 2000 Census; American Community Survey, 2005-2009.

Overpayment (Cost Burden)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a *severe* cost burden if it spends more than 50 percent of its gross income on housing.

Table HE-12 presented earlier provides overpayment detail by income group and household type for La Mesa between 2006 and 2008. Approximately 71 percent of lower income households were overpaying versus 22 percent of moderate and above moderate income households. Overpayment among extremely low income and very low income households were most severe, at 80 percent and 77 percent, respectively.

Special Needs Groups

Certain segments of the population may have more difficulty 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 La Mesa may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include the elderly, persons with disabilities, homeless people, single parents, large households, military personnel, farm workers, and students (Table HE-14). Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table HE-14. Special Needs Groups in La Mesa (2010)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	6,012	--	--	--	--	24.5%
Senior Headed Households	5,438	3,502	64.4%	1,936	35.6%	22.2%
Seniors Living Alone	2,924	1,459	49.9%	1,465	50.1%	12.0%
Persons with Disabilities*	9,069	--	--	--	--	16.6%
Large Households	1,642	768	46.8%	874	53.2%	6.7%
Single-Parent Households	2,171	--	--	--	--	8.8%
Female Headed Households	9,070	3,410	37.6%	5,660	62.4%	37.0%
Female Headed Households with children	1,550	--	--	--	--	6.3%
People Living in Poverty**	--	--	--	--	--	11.1%
Farm workers**	24	--	--	--	--	0.1%
Homeless	26	--	--	--	--	0.3%

** = Neither 2010 Census nor ACS data not available. Estimate is from 2000 Census.*

*** = 2010 Census data not available. Estimate is from the 2005-2009 ACS.*

Sources: Bureau of the Census; 2000-2010 Census and 2005-2009 ACS; Regional Housing Task Force on the Homeless, 2010.

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- Housing: Many seniors live alone and may have difficulty maintaining their homes.
- Income: People aged 65 and over are usually retired and living on a limited income.
- Health care: Seniors are more likely to have high health care costs.
- Transportation: Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. Table HE-15 shows that 8,088 persons were age 65 and over in La Mesa in 2010. This accounted for about 14 percent of residents, higher than the percentage found in the region as a whole.

Table HE-15. Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Chula Vista	243,916	24,439	10.0%
El Cajon	99,478	10,930	11.0%
La Mesa	57,065	8,088	14.2%
Lemon Grove	25,320	2,829	11.2%
National City	58,582	6,203	10.6%
San Diego	1,307,402	139,637	10.7%
Santee	53,413	5,740	10.7%
San Diego Region	3,095,313	351,425	11.4%

Source: Bureau of the Census, 2010 Census.

In 2010, 22 percent of City households were headed by someone 65 years old or older. Of these households, the majority (64 percent) owned their homes, while the remainder (36 percent) rented their homes. Among senior-headed households, approximately 3,700 were considered lower income. Among these lower income senior households, 61 percent were overpaying for housing – 46 percent of the lower income senior owner-households and 81 percent of the lower income senior renter-households were overpaying for housing.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 42 percent of La Mesa's senior population was listed as having one or more disabilities in 2000 by the Census. Among these disabilities, the most common were physical disabilities (33 percent) and disabilities

that limited/prevented seniors from going outside the home (22 percent). No updated data on disabilities is available from the Census or ACS.

Resources

In May 2011, La Mesa was home to 21 residential care facilities for seniors licensed by the State (Table HE-16). The bulk of the 909 beds were provided in five large care facilities, while the other 16 care facilities had the capacity for 6 seniors each. Licensed residential care facilities serving six or fewer persons are permitted by right in all residential zones. Facilities serving more than six persons are permitted or conditionally permitted in all commercial or residential zones.

Table HE-16. Licensed Residential Care Facilities

Facility Type	Facility Size (<= 6 beds)		Facility Size (>6 beds)	
	Number of Facilities	Total Number of Beds	Number of Facilities	Total Number of Beds
Residential Care Facilities for the Elderly	16	94	5	815
Adult Residential Facilities	6	36	--	--
Group Homes	2	12	--	--
Small Family Homes	1	4	--	--

Residential Care Facilities for the Elderly are facilities that provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.

Small Family Homes provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Source: State of California, Community Care Licensing Division, 2011.

Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

No updated data on disabilities is available from the 2010 Census or ACS. The 2000 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

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

According to the 2000 Census, approximately 18 percent of La Mesa residents over five years of age had a disability. The Census tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 13 percent were sensory disabilities, 27 percent were physical disabilities, 17 percent were mental disabilities, 9 percent were self-care disabilities, 18 percent were disabilities that limited the ability to go outside the home, and 18 percent were employment disabilities (Table HE-17). The 2000 Census reported that 11.3 percent of persons with disabilities in La Mesa were living below the poverty level. It is also estimated that 40 percent of people with disabilities between the ages of 21 and 64 years in the City were not employed.

Table HE-17. Disability Status

Disability Type	% of Disabilities Tallied			
	Age 5 to 15	Age 16 to 64	Age 65+	Total
Sensory Disability	10%	8%	18%	13%
Physical Disability	10%	21%	33%	27%
Mental Disability	70%	16%	15%	17%
Self-Care Disability	9%	6%	12%	9%
Go-Outside-Home Disability	--	15%	22%	18%
Employment Disability	--	33%	--	18%
Total	100%	100%	100%	100%

Source: Bureau of the Census, 2000 Census.

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

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- 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 record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 570 persons in the City of La Mesa with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of August 2011, at least 353 La Mesa residents with developmental disabilities were being assisted at the Developmental Center and Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 182 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.

Resources

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. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating

barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities. In addition, a number of residential care facilities are located in La Mesa to accommodate persons with disabilities (see Table HE-16 presented earlier).

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table HE-18 compares the number of large households in La Mesa to that of the San Diego region. In 2010, just seven percent of households in La Mesa consisted of five or more persons, compared to 14 percent region wide. Among large households in La Mesa, the 2010 Census reported 47 percent were owner-households and 53 percent were renter-households.

Table HE-18. Large Households (2010)

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
La Mesa	1,046	384	212	24,512
Percent of Total	4.3%	1.6%	0.9%	100.0%
San Diego Region	80,185	36,149	32,447	1,086,865
Percent of Total	7.4%	3.3%	3.0%	100.0%

Source: Bureau of the Census, 2010 Census.

Overall, a greater percentage of larger households (69 percent) had housing problems than all households (46 percent) between 2006 and 2008. The majority of renter-occupied large households (74 percent) had one or more housing problems, while two-thirds of owner-occupied households (66 percent) had one or more housing problems (see Table HE-12).

Resources

Lower- and moderate-income large households can benefit from various affordable housing programs. These include the First-Time Homebuyer Downpayment and Closing Cost Assistance programs, affordable housing development assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

An estimated nine percent of La Mesa households were headed by single parents in 2010 (Table HE-19); the large majority of which were headed by females (71 percent). According to the 2005-2009 ACS, 21 percent of female-headed single-parent households had incomes below the poverty level.

Table HE-19. Single-Parent Households (2010)

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent Single-Parent Households
La Mesa	24,512	2,171	8.8%	1,550	71.4%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%

Source: Bureau of the Census, 2010 Census.

Resources

Lower-income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Homeownership opportunities can also be expanded for low and moderate-income single-parent households through the Housing Choice Vouchers, First-Time Homebuyer Downpayment and Closing Cost Assistance, and Mortgage Credit Certificate programs.

Residents Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In 2000, nine percent of the City's total residents (5,062 persons) were living in poverty. Approximately 12 percent of female-headed households with children, however, had incomes below the poverty level. The 2005-2009 ACS reports that 11 percent of the City's population and 21 percent of female-headed families with children were living below the poverty level.

Resources

Most housing programs that target households with extremely low incomes (up to 30 percent AMI) will benefit households living in poverty.

Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of

persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

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

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

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2011 Count was conducted on January 28, 2011 and the results are shown in Table HE-20. Chula Vista and El Cajon had the largest homeless populations of the Eastern County cities and the City of La Mesa is estimated to be home to just 55 homeless persons.

Table HE-20. Homelessness in La Mesa and Surrounding Cities (2011)

Jurisdiction	Sheltered	Unsheltered	Total	% of County
Chula Vista	207	234	441	5.0%
El Cajon	116	226	343	3.9%
National City	0	140	140	1.6%
Lemon Grove	0	94	94	1.1%
Santee	0	58	58	0.7%
La Mesa	0	55	55	0.6%
San Diego Region	4,039	4,981	9,020	100.0%

Source: Regional Housing Task Force on the Homeless, 2011.

Resources

The following inventory lists some of the major homeless resources located in the East County area.

Table HE-21. Homeless Shelters and Services – East San Diego County

Agency	Program Name	Target Population	Special Needs	Beds	Location
Affordable Housing					
Center for Social Advocacy	Shared Housing	Mixed Population	General Homeless	--	El Cajon
Case Management					
The Salvation Army	El Cajon Family Services	Mixed Population	General Homeless	--	El Cajon
Detox					
M.I.T.E.	East County Detox	Adult Men and Women	Substance Abuse	--	El Cajon
Emergency Shelters					
Center for Community Solutions	Project Safehouse	Women with Children	Victims of Domestic Violence	12	Undisclosed East County
Community Research Foundation	Halcyon Crisis Center	Adult Men and Women	Severely Mentally Ill	--	El Cajon
County Mental Health Services	Shelter Beds	Adult Men and Women	Severely Mentally Ill	4	El Cajon
Volunteers of America	Carlton G. Luhman Center for Supportive Living	Mixed Population	General Homeless	8	El Cajon

Table HE-21. Homeless Shelters and Services – East San Diego County

Agency	Program Name	Target Population	Special Needs	Beds	Location
Emergency Shelters – Seasonal					
Crisis House	Hotel Voucher	Families with Children	General Homeless	--	El Cajon
Ecumenical Council of San Diego	ISN Rot'l Shelter – East County	Mixed Population	General Homeless	12	Regional
Health Services					
East County Community Clinic	La Mesa Community Health Services	Mixed Population	General Homeless	--	La Mesa
Supportive Housing					
Volunteers of America	Hawley Center for Supportive Living	Adult Men and Women	Substance Abuse	8	El Cajon
Transitional Housing					
Center for Community Solutions	Next Step	Women with Children	Victims of Domestic Violence	10	La Mesa

Source: San Diego Regional Task Force on the Homeless.

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.

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between $19,000 and $30,000 annually.[5] This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

[5] State Employment Development Department, Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010).

Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (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). Further limiting the ability to ascertain an accurate number of agricultural workers within La Mesa is the limited data available on the City due to its relatively small size. Therefore, the Census is the only source of information that can be referenced. According to both the 2000 Census and 2005-2009 ACS, only 0.1 percent of La Mesa residents were employed in farming, forestry, or fishing occupations.

Because a negligible portion of community residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within La Mesa, no housing programs or policies are needed to address the needs of farmworkers.

Students

Due to La Mesa's proximity to San Diego State University and Grossmont College, a large proportion of City residents are enrolled in a college or university (12 percent) compared to the countywide total (9 percent). San Diego State University is the largest university in the San Diego region, with approximately 30,000 students. The university provides housing for an estimated 10 percent of enrolled students. Typically, students have low incomes and therefore can be impacted by a lack of affordable housing, which can often lead to overcrowding within this special needs group.

Resources

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.

Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of La Mesa to identify how well the current housing stock meets the needs of current and future residents of the City.

Growth in the Supply of Housing Stock

Consistent with an urbanized, largely built-out community, La Mesa has experienced relatively little housing growth since 1990. The housing stock in the City grew from 24,154 units in 1990 to 26,167 units in 2010, or an eight percent increase over 20 years (Table HE-22). Overall, housing growth in the suburban East County areas has been limited, compared to countywide growth.

Table HE-22. Housing Unit Growth (1990 and 2010)

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Chula Vista	49,849	59,495	79,416	19.4%	33.5%
El Cajon	34,453	35,190	35,850	2.1%	1.9%
La Mesa	24,154	24,943	26,167	3.3%	4.9%
Lemon Grove	8,638	8,722	8,868	1.0%	1.7%
National City	15,243	15,422	16,762	1.2%	8.7%
San Diego City	431,722	469,689	516,033	8.8%	9.9%
Santee	18,275	18,833	20,048	3.1%	6.5%
San Diego Region	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census, 1990-2010 Census.

Projected Housing Units

Table HE-23 shows that between 2010 and 2020, La Mesa is projected to gain two percent in housing stock. Region-wide, approximately eight percent more units will be added to the housing stock. Between 2010 and 2030, La Mesa is projected for a seven-percent increase in housing stock and approximately 22 percent more units will be added in the region. Most of the East County cities are expected to experience slower rates of housing growth compared to the region between 2010 and 2030.

Table HE-23. Projected Housing Units (2010-2030)

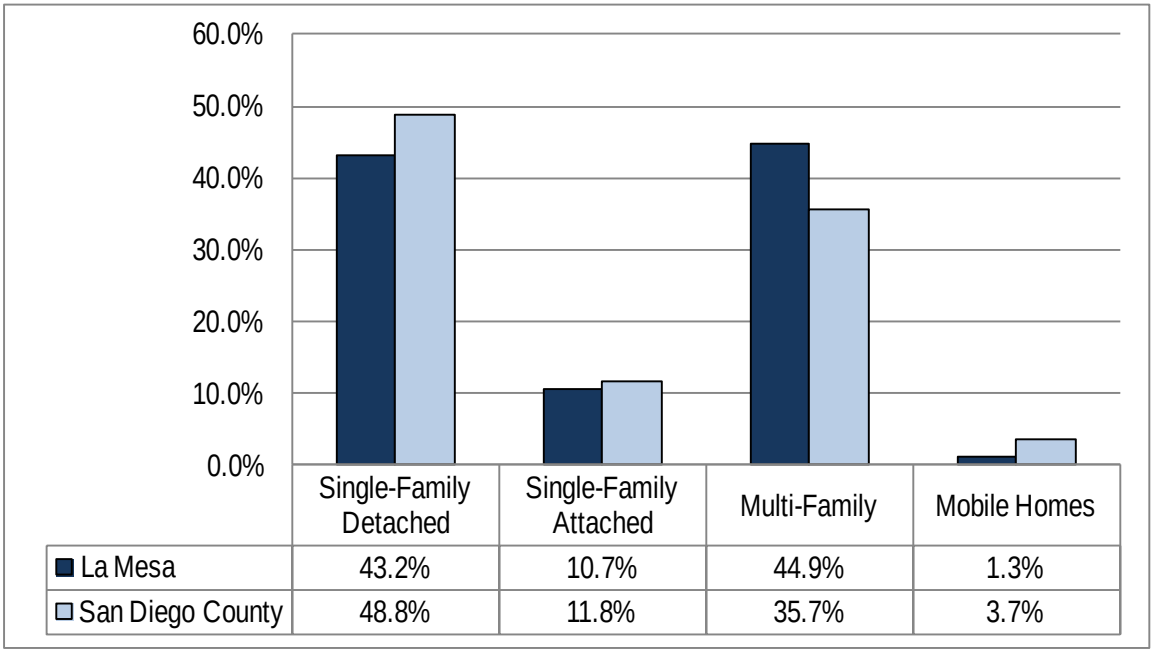
Jurisdiction	2010	2020	2030	Percent Change	
				2010-2020	2010-2030
Chula Vista	79,416	88,185	94,858	11.0%	19.4%
El Cajon	35,850	39,186	45,123	9.3%	25.9%
La Mesa	26,167	26,785	28,104	2.4%	7.4%
Lemon Grove	8,868	9,075	9,381	2.3%	5.8%
National City	16,762	17,117	18,804	2.1%	12.2%
San Diego City	516,033	577,557	629,475	11.9%	22.0%
Santee	20,048	22,306	23,798	11.3%	18.7%
San Diego Region	1,164,786	1,262,488	1,417,520	8.4%	21.7%

Source: Bureau of the Census, 2010 Census, and SANDAG 2030 Region-wide Forecast.

Housing Type

La Mesa maintains a diverse housing stock. Figure HE-5 shows that in 2010, La Mesa had almost equal shares of multi-family units (45 percent) and single-family detached units (43 percent). Another 11 percent of the units were single-family attached units (such as second units and duplexes). Only one percent of the units were mobile homes/trailers.

Figure HE-5. Type of Housing Unit (2010)



Source: SANDAG 2030 Region wide Forecast.

Table HE-24 shows that the proportion of both single-family units and mobile homes in La Mesa is projected to decrease slightly, while the proportion of multi-family units is expected to increase. However, this figure may be misleading because SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction.

Table HE-24. Projected Housing Unit by Type (2010-2030)

Housing Type	2010 (Actual)	% of Total	2020 (Projected)	% of Total	2030 (Projected)	% of Total
Single-Family (Attached and Detached)	13,788	53.8%	14,074	52.5%	14,071	50.1%
Multi-Family	11,494	44.9%	12,401	46.3%	13,722	48.8%
Mobile Homes	332	1.3%	310	1.2%	311	1.1%
Total Housing	25,614	100.0%	26,785	100.0%	28,104	100.0%

Source: SANDAG 2030 Region-wide Forecast.

Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household

stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2000, among the City's occupied housing units, approximately 47 percent were owner-occupied, while 53 percent were renter-occupied (Table HE-25). The homeownership rate for the City has remained relatively steady since 1990. According to the 2010 Census, the home ownership rate in La Mesa decreased slightly to 46 percent of the occupied units. Renter-occupied housing units made up over one-half (54 percent) of the City's occupied housing stock. Approximately six percent of total housing units were vacant.

Table HE-25. Tenure of Occupied Units (2000-2010)

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied	11415	47.2%	11,221	45.8%
Renter Occupied	12,771	52.8%	13,291	54.2%
Total Occupied	24,186	100.0%	24,512	100.0%

Source: Bureau of the Census, 2000 and 2010 Census.

As shown in Table HE-26, renter-occupied households had a slightly lower average household size than owner-occupied households. In 2000, average renter-household size was 2.10 persons compared to 2.35 persons for the average owner-household. In 2010, average renter-household size increased to 2.23 persons compared to 2.38 persons per for the average owner-household, lessening the discrepancy in average household size based on tenure.

Table HE-26. Household Size by Tenure

Tenure	Average Household Size	
	2000	2010
Owner-Occupied	2.35	2.38
Renter-Occupied	2.10	2.23
Total	2.22	2.30

Source: Bureau of the Census, 2010 Census.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2010 Census, the overall vacancy rate in La Mesa was 6.3 percent. Specifically, ownership housing had a vacancy rate of 1.4 percent but the rental vacancy rate was seven percent. Additional vacancy information was obtained for spring 2010 from the San Diego County Apartment Association (SDCAA) and is shown in Table HE-27. Vacancy rates in La Mesa were similar to those in neighboring communities and in the County as a whole. In La Mesa, a large number of the City's rental units are older units (over 25 years). Such units tend to command lower rents and therefore, more likely to be rented. Vacancy rate among older rental units in La Mesa is lower than that among newer units.

Table HE-27. Vacancy Rates by Community and Property Age

Jurisdiction	Combined Property Ages			Over 25 Years			25 Years or Less		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Chula Vista	4.4%	4,411	193	4.1%	2,158	88	4.7%	2,253	105
El Cajon	4.4%	3,697	164	2.6%	1,753	46	6.0%	1,876	112
La Mesa	4.5%	2,328	104	4.2%	2,010	85	6.0%	318	19
Lemon Grove	5.2%	191	10	5.6%	162	9	3.4%	29	1
National City	6.0%	100	6	6.1%	82	5	5.6%	18	1
Santee	3.4%	874	30	3.4%	444	15	3.5%	430	15
East San Diego Co.	4.3%	8,840	379	3.5%	5,034	178	5.2%	3,734	195
San Diego County	4.6%	25,814	1,192	4.2%	12,710	535	4.8%	12,490	601

Source: San Diego County Apartment Association Survey, Spring 2010.

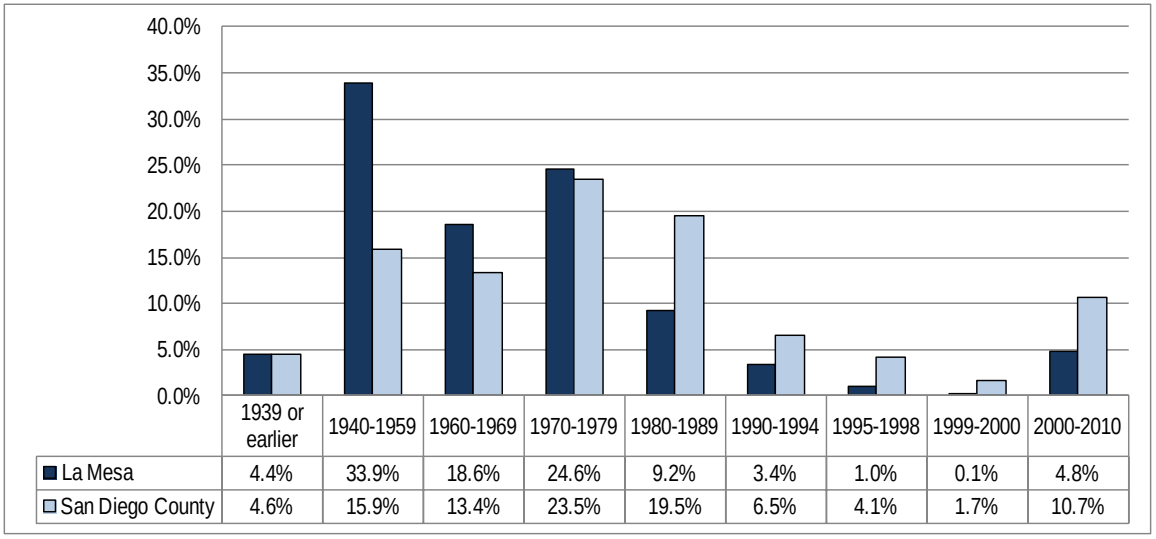
Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Neighborhoods adjacent to downtown and throughout the City have examples of housing units that date to the early 1900s. In the early 1980s, the City conducted a survey of historic resources that resulted in an inventory of over 375 structures and sites that may be considered historic based on age, architecture, and local history. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for "Mills Act" property tax relief. The Historic Preservation program supports the continued viability of the City's older housing stock and provides a means of making ownership of old homes more cost effective.

La Mesa's housing stock is significantly older than the County's housing stock (Figure HE-6); about 82 percent of the City's housing stock was constructed over 30 years ago, while only 57 percent of the County's housing stock is of this age.

Figure HE-6. Housing Stock Age



	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-2000	2000-2010
La Mesa	4.4%	33.9%	18.6%	24.6%	9.2%	3.4%	1.0%	0.1%	4.8%
San Diego County	4.6%	15.9%	13.4%	23.5%	19.5%	6.5%	4.1%	1.7%	10.7%

Source: Bureau of the Census, 2000-2010 Census.

Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities.

Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

A number of housing units in La Mesa are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The vast majority of these substandard units (units in need of repair or replacement) are in the urbanized core of the City. However, other areas of the City include pockets of substandard and/or deteriorating housing stock. Although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition. The substandard units are presented in Table HE-28. No updated Census data was available at the writing of this report.

Table HE-28. Substandard Units (2000)

Condition	Number	Percentage
Lacking complete plumbing facilities	160	0.7%
Lacking complete kitchen facilities	456	1.9%
No telephone service	115	0.5%
Total occupied substandard units	731	3.0%
Total occupied units:	24,154	

Sources: Bureau of the Census, 2000 Census.

La Mesa's greatest housing rehabilitation needs are primarily concentrated in the West End Neighborhood Revitalization Area. The City has a program that focuses on the improvement of the West End Revitalization Area. The City can improve deteriorating and dilapidated housing conditions in this area by focusing capital improvements and implementing the recently adopted mixed-use zoning along the transportation corridors in West La Mesa. The Housing Rehabilitation, Single-Family Acquisition and Rehabilitation, Multifamily Acquisition and Rehabilitation, and Enforcement of Uniform Code programs will supplement and reinforce the efforts of the neighborhood revitalization strategy.

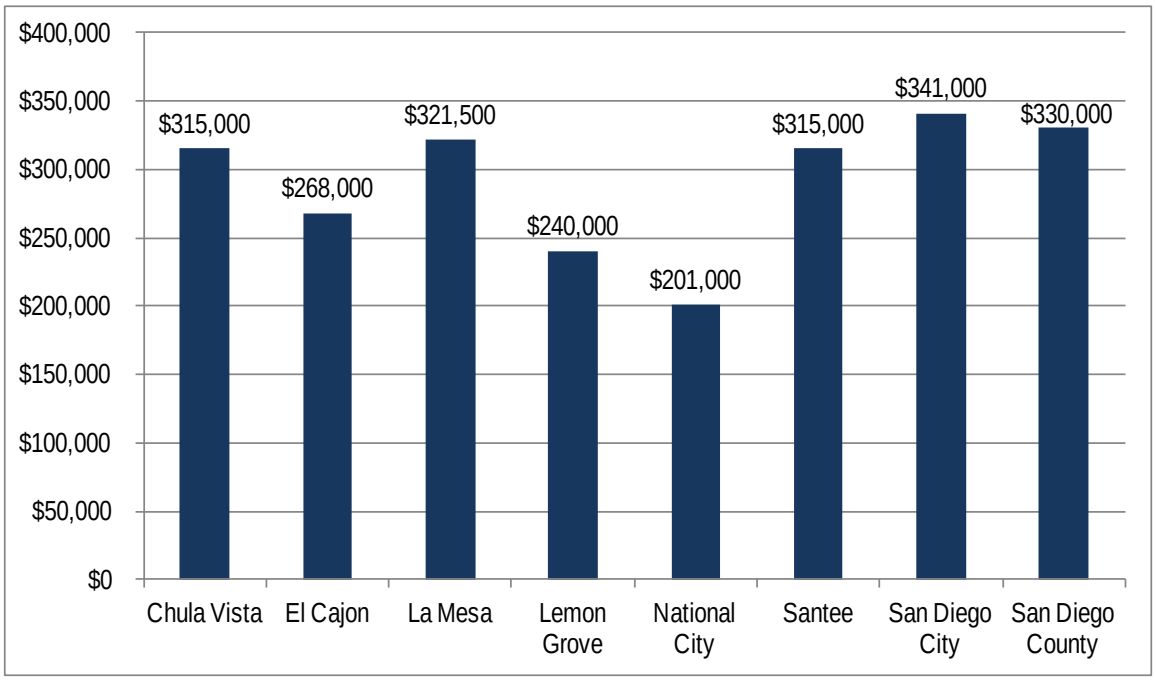
Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to La Mesa residents.

Home Ownership Market

In 2010, median home prices in the East County areas of San Diego ranged from $201,000 in National City to $341,000 in the City of San Diego (Figure HE-7). La Mesa's median home price is on the higher end of the spectrum at $321,500, only slightly lower than the San Diego County median price of $330,000.

Figure HE-7. Median Home Sales Price (2010)



Source: www.DQNews.com, 2011.

Median home sale prices in La Mesa fell slightly by 0.2 percent between 2009 and 2010. Other eastern San Diego cities, however, saw increases in their median home prices during this time period.

Table HE-29. Changes in Median Home Sale Prices (2009-2010)

Jurisdiction	2009	2010		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Chula Vista	$302,000	3,461	$315,000	+4.3%
El Cajon	$245,000	1,575	$268,000	+9.4%
La Mesa	$322,000	725	$321,500	-0.2%
Lemon Grove	$220,000	277	$240,000	+9.1%
National City	$180,000	391	$201,000	+11.7%
Santee	$297,950	752	$315,000	+6.0%
San Diego City	$320,000	14,497	$341,000	+6.6%
San Diego County	$310,000	36,414	$330,000	+6.5%

Source: www.DQNews.com, 2011.

Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the spring 2010 survey, 6,000 surveys were sent out to rental

property owners and managers throughout San Diego County. Responses were received from property owners representing 50,089 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table HE-30 shows that in the spring of 2010, average monthly rents in La Mesa ranged from $829 for a studio apartment to $1,619 for a three-bedroom apartment. Apartment rents in La Mesa tend to be slightly higher than rents in other East County cities but lower than those in the City and County of San Diego.

Table HE-30. Average Monthly Rent (2010)

Jurisdiction	Unit Type	Spring 2010 Units/ Properties Surveyed	Spring 2010 Monthly Rent	Spring 2010 Rent/Sq. Foot	Fall 2009 Monthly Rent	Spring 2009 Monthly Rent
Chula Vista	Studio	13/5	$714	$1.55	$751	$736
	1 BR	1,575/45	$1,037	$1.54	$1,129	$1,176
	2 BR	2,486/53	$1,356	$1.43	$1,455	$1,440
	3+ BR	337/21	$1,639	$1.25	$1,802	$1,805
El Cajon	Studio	41/5	$698	$1.62	$687	$690
	1 BR	1,522/34	$916	$1.39	$895	$818
	2 BR	1,843/66	$1,156	$1.30	$1,153	$985
	3+ BR	291/37	$1,518	$1.39	$1,540	$1,456
La Mesa	Studio	138/10	$829	$1.65	$749	$805
	1 BR	1,084/30	$962	$1.41	$911	$933
	2 BR	899/41	$1,231	$1.30	$1,209	$1,215
	3+ BR	207/14	$1,619	$1.28	$1,586	$1,701
Lemon Grove	Studio	1/1	$650	$1.86	$602	$640
	1 BR	77/7	$796	$1.32	$768	$751
	2 BR	99/12	$1,006	$1.22	$970	$973
	3+ BR	14/6	$1,364	$1.24	$1,436	$1,767
National City	Studio	2/2	$775	$1.11	$510	$668
	1 BR	26/11	$830	$1.13	$750	$786
	2 BR	65/25	$945	$1.20	$924	$918
	3+ BR	7/7	$1,302	$1.17	$1,308	$1,324
Santee	Studio	0/0	--	--	--	--
	1 BR	254/5	$944	$1.51	$944	$851
	2 BR	540/15	$1,251	$1.35	$1,237	$1,204
	3+ BR	80/15	$1,341	$1.28	$1,453	$1,443

Table HE-30. Average Monthly Rent (2010)

Jurisdiction	Unit Type	Spring 2010 Units/ Properties Surveyed	Spring 2010 Monthly Rent	Spring 2010 Rent/Sq. Foot	Fall 2009 Monthly Rent	Spring 2009 Monthly Rent
City of San Diego	Studio	1,444/93	$958	$2.23	--	--
	1 BR	9,183/365	$1,284	$1.87	--	--
	2 BR	12,004/506	$1,593	$1.60	--	--
	3+ BR	1,644/218	$1,841	$1.55	--	--
County of San Diego (incl. City of San Diego)	Studio	2,300/146	$967	$2.13	--	--
	1 BR	18,630/619	$1,161	$1.70	--	--
	2 BR	25,536/900	$1,444	$1.50	--	--
	3+ BR	3,623/418	$1,735	$1.45	--	--

Source: San Diego County Apartment Association Survey (2010).

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. 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.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in Table HE-31.

Table HE-31 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table HE-29) and market rental rates (Table HE-30) to determine what types of housing opportunities a household can afford.

Table HE-31. Affordable Housing Costs (2011)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Sale	Taxes/ Insurance	Sale	Rent
Extremely Low Income (30% of Area Median Income)								
1-Person	$17,200	$430	$430	$71	$112	$86	$40,783	$359
2-Person	$19,650	$491	$491	$79	$141	$98	$44,299	$412
3-Person	$22,100	$553	$553	$90	$174	$111	$47,112	$463
4-Person	$24,550	$614	$614	$99	$205	$123	$50,276	$515
5-Person	$26,550	$664	$664	$114	$252	$133	$49,045	$550
Very Low Income (50% of Area Median Income)								
1-Person	$28,700	$718	$718	$71	$112	$144	$81,215	$647
2-Person	$32,800	$820	$820	$79	$141	$164	$90,532	$741
3-Person	$36,900	$923	$923	$90	$174	$185	$99,145	$833
4-Person	$40,950	$1,024	$ 1,024	$99	$205	$205	$107,935	$925
5-Person	$44,250	$1,106	$ 1,106	$114	$252	$221	$111,275	$992
Low Income (80% Area Median Income)								
1-Person	$45,850	$1,146	$1,146	$71	$112	$229	$141,511	$1,075
2-Person	$52,400	$1,310	$1,310	$79	$141	$262	$159,441	$1,231
3-Person	$58,950	$1,474	$1,474	$90	$174	$295	$176,669	$1,384
4-Person	$65,500	$1,638	$1,638	$99	$205	$328	$194,248	$1,539
5-Person	$70,750	$1,769	$1,769	$114	$252	$354	$204,444	$1,655
Median Income (100% Area Median Income)								
1-Person	$52,450	$1,311	$1,530	$71	$112	$306	$195,449	$1,240
2-Person	$59,900	$1,498	$1,747	$79	$141	$349	$220,909	$1,419
3-Person	$67,400	$1,685	$1,966	$90	$174	$393	$245,871	$1,595
4-Person	$74,900	$1,873	$2,185	$99	$205	$437	$271,185	$1,774
5-Person	$80,900	$2,023	$2,360	$114	$252	$472	$287,534	$1,909
Moderate Income (120% AMI)								
1-Person	$62,950	$1,574	$1,836	$71	$112	$367	$238,517	$1,503
2-Person	$71,900	$1,798	$2,097	$79	$141	$419	$270,130	$1,719
3-Person	$80,900	$2,023	$2,360	$90	$174	$472	$301,245	$1,933
4-Person	$89,900	$2,248	$2,622	$99	$205	$524	$332,711	$2,149
5-Person	$97,100	$2,428	$2,832	$114	$252	$566	$353,982	$2,314

Source: California Department of Housing and Community Development, 2011 Income limits; and Veronica Tam and Associates

Assumptions: 2011 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.

Extremely Low income Households

Extremely low income households earn 30 percent or less of the County area median income – up to $17,200 for a one-person household and up to $26,550 for a five-person household in 2011. Extremely low income households cannot afford market-rate rental or ownership housing in La Mesa without assuming a cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County area median income – up to $28,700 for a one-person household and up to $44,250 for a five-person household in 2011. A very low income household can generally afford homes offered at prices between $81,215 and $111,275, adjusting for household size. Given the costs of ownership housing in La Mesa, very low income households would not be able to afford a home in the City. Similarly, very low income renters could not afford appropriately-sized market-rate rental units in La Mesa. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately $647 to $992 in monthly rent, depending on household size.

Low income Households

Low income households earn between 51 percent and 80 percent of the County's area median income - up to $45,850 for a one-person household and up to $70,750 for a five-person household in 2011. The affordable home price for a low income household at the maximum income limit ranges from $141,511 to $204,444. Based on the asking prices of homes for sale in 2011 (Table HE-29), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to $1,075 in rent per month and a five-person low income household could afford to pay as much as $1,655. As of Spring 2010, most low income households in La Mesa would be able to find adequately sized affordable apartment units (Table HE-30), although the availability of such units may be limited.

Moderate income Households

Moderate income households earn between 81 percent and 120 percent of the County's Area Median Income – up to $97,100 depending on household size in 2010. The maximum affordable home price for a moderate income household is $238,517 for a one-person household and $353,982 for a five-person family. Moderate income households in La Mesa would still have some trouble finding and purchasing adequately-sized homes. The maximum affordable rent payment for moderate income households is between $1,503 and $2,314 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2023. Consistent with State law, this section identifies publicly

assisted housing units in La Mesa, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

Publicly Assisted Housing

The City of La Mesa has a range of publicly assisted rental housing affordable to lower and moderate income households. Table HE-32 provides a summary listing of affordable projects in the City. Overall, five projects (totaling 1,014 rental housing units) in the City include affordable units. Specifically, 547 units are set aside as housing for lower and moderate income households.

Table HE-32. Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# of Units at Risk
Murray Manor 5700 Cowles Mountain Blvd.	218	198	Section 8	5/31/2012	198
La Mesa Springs Apartments 8070 Orange Avenue	128	128	CHFA/HFDA-Section 8	3/18/2016	128
Guava Gardens 5041 Guava Avenue	81	81	Density Bonus	Perpetuity	0
Campina Court Apartments 9000 Campina Drive	60	60	Tax credit/ Redevelopment	6/1/2050	0
Pravada/ Alterra	527	80	Redevelopment	2065	0
Total	1,014	547			326

Source: City of La Mesa, 2011.

Preservation of At-Risk Housing

Within the 2013-2023 "at-risk" housing analysis period, two projects (Murray Manor and La Mesa Springs) are considered at risk of converting to market-rate housing. These projects offer 346 housing units, inclusive of 326 units that are affordable to lower income households with project-based Section 8 rental subsidies. Both projects are considered at risk due to expiring Section 8 contracts.

Murray Manor is a 218-unit apartment project, constructed in the early 1970s. The property owner entered in to an agreement with HUD to maintain 198 affordable units in exchange for favorable loan terms. In 2003, the property owner refinanced the mortgage and entered in to an agreement to maintain affordability via the Section 8 program.

La Mesa Springs is a 128-unit affordable housing project constructed in 1981, with a 40-year use restriction and a project-based Section 8 contract for rent subsidies. The Section 8 for La Mesa Springs is due to expire in 2016. The owner can choose to opt out of Section 8 or to renew the Section 8 with HUD.

While the new Section 8 contracts are subject to a periodic renewal process, the approval is fairly automatic. If the property owner decides to allow the Section 8 program to lapse, the tenants would be notified and would have one year to relocate. Subject to funding availability, HUD would make Section 8 vouchers available to the tenants. Tenants could decide to use the voucher at the project or at a different location.

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's two at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly, probably beyond the ability of the City of La Mesa to manage without large amounts of subsidy from Federal, State and other local resources. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. The estimated market value for Murray Manor and La Mesa Springs Apartments is provided in Table HE-33.

Table HE-33. Market Value of At-Risk Housing Units

Unit Information	At-Risk Units
One-Bedroom Units	221
Two-Bedroom Units	105
Annual Operating Cost	$998,325
Gross Annual Income	$4,722,432
Net Annual Income	$3,724,107
Market Value	$46,551,337

Market value for project is estimated with the following assumptions:
Average market rent based on Fair Market Rents (FY 2012) established by HUD. One-bedroom unit = $1,126; Two-bedroom unit = $1,378 (higher than the average rent for a one-bedroom unit from 2010 rent survey by the San Diego County Apartments Association).
Average size is assumed to be 600 square feet for a one-bedroom and 850 square feet for a two-bedroom.
Annual income is calculated on a vacancy rate = 5%
Annual operating expenses per square foot = $4.50
*Market value = Annual net project income*multiplication factor*
Multiplication factor for a building in good condition is 12.5.

Current market value for the units is estimated on the basis of the project's potential annual income, and operating and maintenance expenses. As indicated above, the estimated market value of Murray Manor and La Mesa Springs Apartments is $46.5 million. (This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and property conditions, lease-out/turnover rates, among other factors.)

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table HE-34 estimates the rent subsidies required to preserve the affordability of the 326 at-risk units. Based on the estimates and assumptions shown in this table, approximately $1,707,720 in rent subsidies would be required annually.

Table HE-34. Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	House-hold Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (50% AMI)							
1-BR	221	$1,126	2	$32,800	$741	$385	$85,085
2-BR	105	$1,378	3	$36,900	$833	$545	$57,225
Total	326	---	---	---	---	---	$142,310

Notes:
Fair Market Rents (FMR) FY 2012 are determined by HUD.
San Diego County 2011 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
Affordable cost = 30% of household income minus utility allowance.

Purchase of Affordability Covenants:

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsides in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends

upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

Assuming an average development cost of $150,000 per unit for multi-family rental housing, replacement of the 326 at-risk units would require approximately $64,841,400. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost to build new housing to replace the 326 at-risk units is high, with an estimated total cost of nearly $64,000,000. This cost estimate is substantially higher than the cost associated with transfer of ownership ($46,551,337) or providing rent subsidies similar to Section 8 vouchers ($1,707,720 annually).

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the "Housing Resources" section.

Housing Constraints

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in La Mesa are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in La Mesa and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of La Mesa population.

Market Constraints

Market constraints significantly affect the cost of housing in La Mesa, and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, development fees, and neighborhood opposition which can make it expensive for developers to build affordable housing. The following highlights the primary market factors that affect the production of housing in La Mesa.

Economic Factors

Market forces on the economy and the trickle down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2010, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases. Double-digit decreases in median sale prices were recorded throughout the State until recently. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited. As such, housing production in the last few years has been limited while the need for affordable housing increased along with high unemployment rates and foreclosure rates.

Construction Costs

Construction costs vary widely according to the type of development. Multi-family housing is generally less expensive to construct than single-family homes on a per unit basis. However, a wide variation within each housing type exists depending on the size of the unit and the number and quality of amenities provided. Such amenities include fireplaces, swimming pools, and interior features among others.

A number of factors influence construction costs and the sales price. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing. Manufactured housing may provide for lower priced housing by reducing construction and labor costs. However, due to the high cost of land in urban neighborhoods, new construction of manufactured housing cannot be assumed to meet the housing needs of lower-income households.

Land Costs

The cost of raw land typically accounts for a large share of total housing production costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can be a factor driving up the cost of developable land. Typically, land prices can add to the cost of a residential development project and ultimately be a constraint on housing development.

Few vacant lots remain in the City of La Mesa. Future residential development will primarily occur as infill developments and redevelopment of existing underutilized properties. Developing on previously developed properties in general is more costly than developing on vacant land given the higher site acquisition and demolition costs.

Availability of Financing

The availability of financing affects a person'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 of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for La Mesa was compiled by census tract and aggregated to the area that generally approximates the City's boundaries.

Table HE-35 summarizes the disposition of loan applications submitted to financial institutions in 2010 for home purchase, refinance, and home improvement loans in La Mesa. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

Table HE-35. Disposition of Home Loans (2010)

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Government-Backed Purchase	296	76.4%	9.1%	14.5%
Conventional Purchase	347	72.9%	12.7%	14.4%
Refinance	1,547	67.5%	16.9%	15.6%
Home Improvement	51	66.7%	21.6%	11.8%
Total	2,241	69.5%	15.4%	15.2%

Note: Approved applications include those that are approved and originated (accepted by the applicants) and those that are approved but not accepted by the applicants.
Source: www.ffiec.gov, *Home Mortgage Disclosure Act (HMDA) data for 2010.*

Home Purchase Loans

In 2010, a total of 347 households applied for conventional loans to purchase homes in La Mesa. The overall loan approval rate was 73 percent and 13 percent of applications were denied. In comparison, 72 percent of conventional home loan applications were approved in San Diego County. Approximately 296 home purchase applications were submitted in La Mesa through government-backed loans (for example, FHA, VA) in 2010; 76 percent of these applications were approved. To be eligible for such loans, residents must meet the established income standards, maximum home values, and other requirements. For government-backed loans, the approval rate for the San Diego County was 74 percent. In general, access to home purchase financing in La Mesa reflects countywide trends.

Refinance Loans

The majority of loan applications submitted by La Mesa residents in 2010 were for refinancing their existing home loans (1,547 applications). About 68 percent of these applications were approved, while 17 percent were denied. In the San Diego County, 67 percent of refinancing applications were approved.

Home Improvement Loans

A larger proportion of La Mesa applicants were denied for home improvement loans than any other type of loan applications. Nearly one-quarter of all applicants (22 percent) were denied and just 67 percent were approved by lending institutions in 2010. The high denial rate may be explained by the nature of these loans. Most home improvement loans are second loans and therefore more difficult to qualify due to high income-to-debt ratios. In San Diego County, home improvement loan applications had a lower approval rate (61 percent) than in the City of La Mesa.

Foreclosures

The period of 2000 to 2005 represents an inflated housing market in the San Diego region and nationwide. With low interest rates, "creative" financing (such as zero down, interest payment only, and adjustable loans), and predatory lending practices (such as aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Many homebuyers were misled to assuming refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates. Many were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

Recovery of the housing market has been slow but the number of foreclosures has steadily declined over the past couple of years. The number of Notices of Default (NODs) continued to decline, from 8,630 NODs in the third quarter of 2009 to 5,869 NODs in the third quarter of 2010 (a 32-percent decrease), to 5,048 NODs in the third quarter of 2011 (another 14 percent decrease).

However, foreclosures remain an issue in the San Diego region. In May 2011, 338 homes in La Mesa were listed in various stages of foreclosure. These homes were listed as pre-foreclosures, bank-owned, and auctions and ranged in price.

Governmental Constraints

Aside from market factors, housing affordability is also affected by factors in the public sector. Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints in La Mesa and efforts to address them.

Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

The La Mesa City Council recently authorized a comprehensive update to the General Plan to be completed by the City's centennial celebration in 2012. The City's General Plan was originally adopted in 1965 and has been amended over the years as state law and local needs changed. The first complete update was prepared in 1988 and the current Plan was adopted in 1996. New issues addressed in the 2012 update include sustainability, climate change, water conservation, storm water pollution control, and energy efficiency.

Residential Land Use Designations

The land use policies of the City have a direct impact upon the provision of housing for all economic sectors of the community. The General Plan designates substantial areas of land for residential development, and the Zoning code permits a wide variety of residential uses, ranging from multi-family housing to large estates. Table HE-36 lists the residential land use designations in the General Plan.

The City's residential land use designations provide for the development of a wide range of housing types at various densities including single-family dwellings, mobile homes, townhomes, condominiums, second dwelling units, and multi-family units. Therefore, the land use regulations are not considered a constraint to residential development.

Table HE-36. Land Use Designations Permitting Residential Use

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Rural Residential	R1E	1.0-2.0	The purpose of this land use designation is to recognize the large lot residential estate development in the Grossmont-Mt. Helix area and the more rural neighborhoods of the City.
Semi-Rural Residential	R1R	3.0	This land use designation recognizes neighborhoods with single-family detached homes on lots of 14,000 square feet or larger.
Suburban Residential	R1S	4.0	This land use designation recognizes the suburban neighborhoods with lots of 10,000 square feet or larger, which results in lower density developments with ample room between residences and relatively large yards.
Urban Residential	R1, R1A	7.0-10.0	This land use designation is assigned to the broadest cross section of single-family neighborhoods in the City.
Restricted Multiple Unit Residential	R2	14.0	This land use designation provides for duplex and other small scale multiple family type developments within the City.
Multiple Unit Residential	R3, RB	18.0-23.0	Moderately high density residential development consisting of apartments and multiple family condominium developments are intended for this designation.

Table HE-36. Land Use Designations Permitting Residential Use

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Residential Mixed Density	R1, R3, RB	7.0-23.0	The West Central Area Specific Plan created this designation to address the unusual residential mix in the area between El Cajon Blvd and Highway 8. The intent is to recognize areas which have begun a transition from primarily single-family homes to some higher density residential development.
Downtown Commercial	CD	24.0-40.0	Mixed retail sales, services, and high density residential uses.
Mixed Use Urban	MU	24.0-40.0	A broad range of commercial and service uses mixed with multiple residential developments up to 40 dwelling units per acre.

Source: City of La Mesa General Plan Land Use Element.

Specific Plans

The City of La Mesa has adopted a number of specific plans which offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth, however, will occur in the Mixed Use Overlay zone, although the Downtown Village Specific Plan does present some opportunities for new housing.

Downtown Village Specific Plan

The project area consists of approximately 161 acres of land, plus street rights-of-way. This area extends from the Route 8 Freeway south along Spring Street to Pasadena Avenue. It is roughly bounded on the east by the University Avenue - La Mesa Boulevard intersection and on the west by the University Avenue - La Mesa Boulevard intersection. The project area encompasses the downtown commercial activities, Civic Center, and surrounding residential neighborhoods. Downtown is envisioned as La Mesa's Symbolic Center - the shopping, cultural, governmental and housing center of the entire community - the place that can provide citizens with a sense of belonging, roots, history and pride.

The Plan area is surrounded by a series of single-family (R1) neighborhoods. The Plan area itself contains 996 existing units. Of these, 341 units (34 percent) are in single-family use, 162 units (16 percent) in two-family use, and 493 units (49 percent) are in multi-family use. Although over time, economic forces will tend to replace residential development with commercial development, the goal for the Downtown Village is to retain a variety of viable residential neighborhoods in close proximity as well as within the area, and thus provide a balanced community. The project area is also a major focal point for La Mesa's historic resources. More than half of the sites listed in La Mesa's Historical Resource Inventory are located in the Village.

Mixed Use Overlay Zone

The City of La Mesa's "Mixed Use Urban" General Plan designation allows for a mix of commercial and residential development at densities of up to 40 dwelling units per acre. The transit corridors along El Cajon Boulevard, La Mesa Boulevard, University Avenue, Baltimore Drive south of the I-8 and in the neighborhood around the Spring Street trolley station are designated Mixed Use Urban. The entire planning area is illustrated in Figure HE-8.

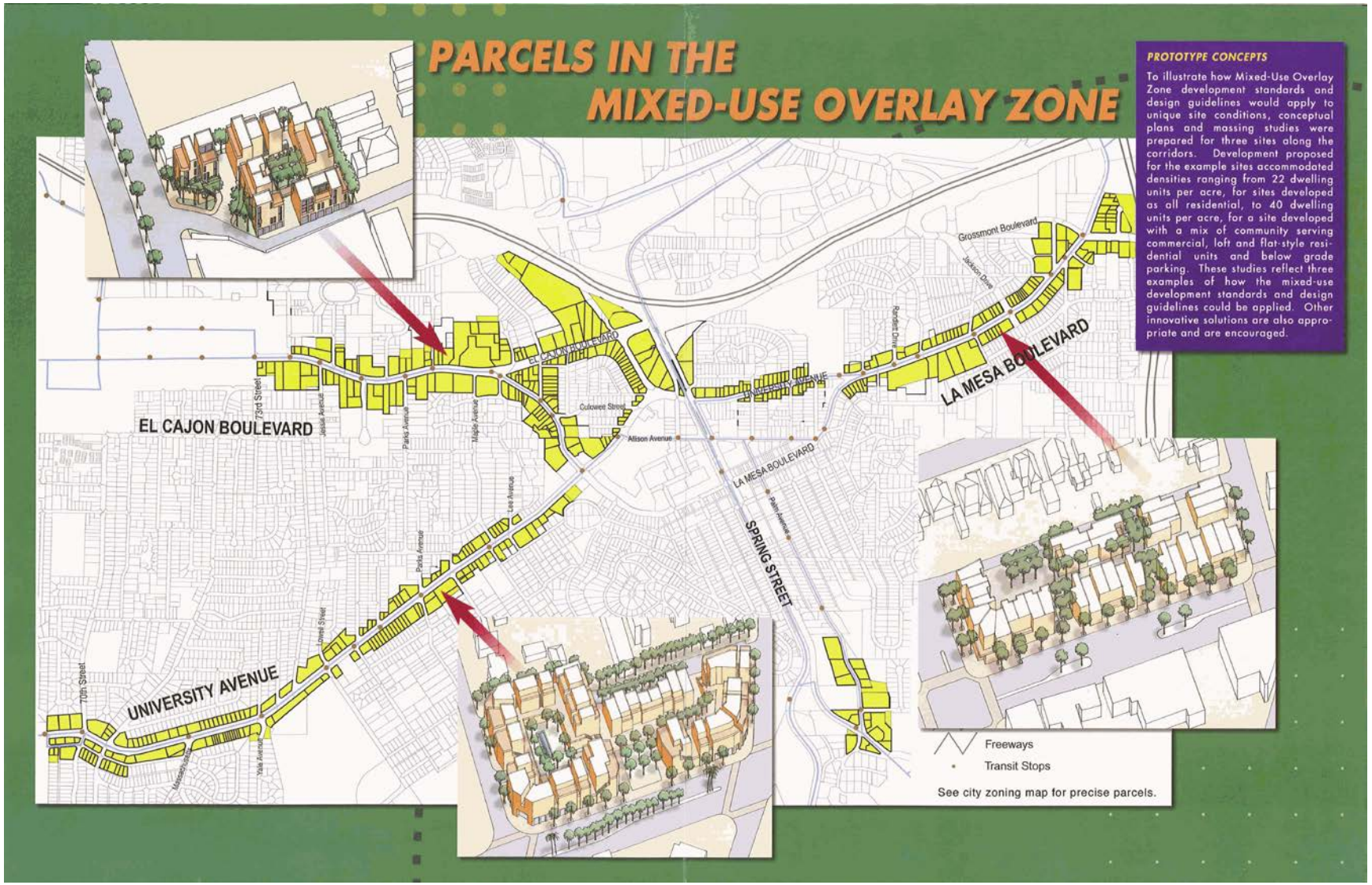
In 2003, the City developed new zoning regulations to implement the General Plan and the City Council approved the Mixed-Use Overlay Zone and Design Guidelines in March 2008. The overlay zone regulations and design guidelines are responsive to the existing physical and financial conditions and include built-in incentives to facilitate change.

The City's long held goals for the transit corridors include: revitalization and renewal of deteriorated properties, increased housing opportunity and provision of neighborhood level commercial activity that supports a pedestrian oriented environment. The envisioned image for the corridors is more urban and pedestrian-friendly and less suburban and auto-oriented, than is the case at the present time.

The Mixed Use Overlay zone permits future development to be either a vertical mix, within a project, or a horizontal mix along the corridor. Exclusively residential projects are also permitted. The overlay zone encourages a diversity of residential types and commercial uses, including retail, office, local-serving businesses and restaurants. Incentives for parcel consolidation in the overlay zone also encourage more efficient land utilization. Development projects on lots smaller than 10,000 square feet are permitted at 30 dwelling units per acres, while sites at 10,000 square feet or larger are permitted at 40 dwelling units per acre.

The existing height limit of 46 feet is retained and applied to all corridor properties developed in accordance with the Mixed-Use Overlay zone. When design objectives are met, additional height up to a total of six stories can be permitted through the special permit process. Parking requirements are two spaces per dwelling unit and approximately four spaces per 1,000 square feet for commercial uses. When both spaces are assigned to a residential unit, tandem parking is permitted. Existing development standards provide for shared parking.

Figure HE-8. Mixed Use Overlay Zone



Density Bonus

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Specifically, State law requires the provision of certain incentives for residential development projects that set aside a certain portion of total units to be affordable to lower and moderate income households. Under State law, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- **Very Low Income Units:** Five percent of the total units of the housing development as target units affordable to very low-income households; or

- **Low Income Units:** Ten percent of the total units of the housing development as target units affordable to low-income households; or

- **Moderate Income Units:** Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or

- **Senior Units:** A senior citizen housing development of 35 units or more.

The La Mesa density bonus provisions are consistent with State density bonus law. Furthermore, the City provides for an additional increase in the allowed density of residential development projects in the R3 and RB Zones. By discretionary, individual project review, the required minimum building site area per dwelling unit for a residential project under these zones may be decreased from 2,420 square feet to 1,895 square feet. The purpose of the decrease in building site area requirements is to allow increased density as an incentive in return for the provision of specific project features and amenities, such as additional open space, additional off-street parking, or housing specifically for families or persons with disabilities.

To promote transit-oriented development, when a project is within a quarter-mile and has reasonable access to transit service, and/or provides some incentive for use of public transit, a density bonus not to exceed 40 units per acre may be granted.

Condominium Conversion Ordinance

La Mesa strives to find a balance between affordable homeownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for moderate-income households, mostly first-time buyers. However, the conversion of apartments to condominiums removes rental units from the City's housing stock and could impact lower-income households and households with other special housing needs.

The City adopted a Condominium Conversion Ordinance that requires all conversions of existing residential development to condominium development to submit an application for subdivision and obtain approval from the Planning Commission and City Council. Furthermore, the number of existing apartment units which may convert into a condominium project in any one year is limited to fifty percent of the yearly average of apartment units constructed in the previous two fiscal years.

However, the city council may consider providing an exemption from the annual unit limitation of the Condominium Conversion Ordinance for projects that create "for-sale," owner-occupied housing that will be restricted to households with incomes less than 80 percent of the AMI as defined by the Federal Department of Housing and Urban Development (HUD).

Residential Development Standards

Citywide, excluding the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts:

- **Zone R1E (Semi-Rural Estate) – (1.0-2.0 du/acre):** This zone is designed to accommodate the large lot residential estate development in the Grossmont-Mt. Helix area. It is expected development will occur at densities of one to two dwelling units per acre predicated upon adequate streets, sewer, fire hydrant and other public facilities.

- **Zone R1R (Semi-Rural Residential) – (3.0 du/acre):** This zone is designed to preserve the general characteristics of low density semi-rural environment which has developed along the southerly fringe of the city and to accommodate development up to three dwelling units per acre, predicated upon adequate streets, sewer, fire hydrants and other public facilities.

- **Zone R1S (Suburban Residential):** This zone is designed for those areas affected by moderate to severe hillside conditions and to the fringe of such areas. It is intended that development conditions including structure locations will be variable in order to achieve maximum allowable density without adversely affecting the hillside environment. Minimum grading which leaves natural appearing land forms is required in the development of these areas.

- **Zone R1 (Urban Residential) – (7.0 du/acre):** This zone is designed for the more urbanized areas of the city where streets and other public facilities are generally adequate to accommodate a dwelling unit density of seven dwelling units per net acre.

- **Zone R1A (Urban Residential-Alternative):** This zone is specifically designed for the Rolando Knolls area. Similar to Zone R1 but on lots of 9,000 square feet a second detached residence may be constructed.

- **Zone R2 (Medium Low Density Residential) – (14.0 du/acre):** This zone is designed to allow one and two family dwellings in the City. Apartments may be allowed, restricted to 14 dwelling units per net acre.

- **Zone R3 (Multiple Unit Residential) – (18.0-23.0 du/acre):** This zone provides for apartment-type development within the City.

- **Zone RB (Residential Business) – (18.0 du/acre):** This zone is designed for areas which appear to be in transition from residential to business development. It is intended to provide incentives for accommodating a reasonable transition, by permitting apartment-type development, and limited business uses which are compatible with a residential environment.

- **Mixed Use Overlay (Mixed Use Urban):** The Mixed Overlay Zone allows 'for-sale' homes, condominiums, and apartment units to provide for a diversity of housing types including row housing, loft-type dwellings, and flats that are arranged either around courtyards or linearly along the pedestrian realm. The MU Overlay Zone also allows for commercial uses that are neighborhood serving and that generate pedestrian activity, such as cafes, restaurants, bookstores, floral shops, retail shopping, commercial recreation and entertainment spaces, personal and convenience service stores, bakeries, travel agencies, childcare facilities, art galleries, and offices.

Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Specific residential development standards are summarized in Table HE-37. Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. Limiting the number of units that can be constructed will increase the per-unit land costs and can, all other factors being equal, result in higher development costs that may impact housing affordability.

Table HE-37. Residential Development Standards

Zoning District	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Setbacks (ft.)			Maximum Lot Coverage
				Front	Rear	Side	
R1E	20	21,800	100	20	30	15	40%
R1R	20	15,000	80	20	30	10	40%
R1S	20	10,000	80	20	30	10	40%
R1/R1A	20	6,000	60	15	15	5	40%
R2	20	6,000	60	15	15	5	--
R3	30	14,000	70	15	5 per story plus 4 for walls over 100 feet		--
RB	30	14,000	70	15			--

Source: City of La Mesa Zoning Ordinance, 2011.

Parking Standards

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of providing affordable housing by reducing the achievable number of dwelling units per acre and increasing development costs. Typically, the concern for high parking standards relates mostly to multi-family, affordable, or senior housing.

The City of La Mesa has parking requirements on par with other jurisdictions in San Diego County. Parking requirements for single-family and multi-family residential uses in La Mesa are summarized in Table HE-38.

Table HE-38. Parking Requirements

Type of Residential Development	Required Parking Spaces
Single-family or two-family residence (on individual lots with parking on street frontage)	2 per unit in a garage
Single-family or two-family residence (on individual panhandle or easement access lots)	5 per unit, including 2 in a garage
Planned residential development of one family dwelling or duplexes	2 covered per unit plus 1 space per unit for unassigned guest parking in the common area
Dwelling units in apartments, condominium or community apartment projects	2 per unit
Mobilehomes in mobilehome parks	2.2 per unit
Accessory dwelling unit	1 additional off-street space
Residential care home, nursing home or other licensed home	1 space per each 5 persons capacity, plus requirements for auxiliary uses such as offices

Source: City of La Mesa Zoning Ordinance, 2011.

The City provides flexibility in parking requirements. In some instances, tandem spaces are permitted and in others, guest parking may be substituted with on-street parking. To facilitate mixed-use development in the City, shared parking and tandem parking are allowed within the Mixed Use Overlay zone. Furthermore, affordable and senior housing projects meeting the State density bonus requirements will be eligible for reduced parking pursuant to State law.

Height Limit

To promote mixed use development, the developer can apply for a special permit to increase the height limit. Three recent developments in the City have used this process to achieve an increase in height limit.

Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters, and housing for persons with disabilities. Table HE-39 below summarizes the various housing types permitted within the City's zoning districts.

Table HE-39. Use Regulations for Residential Districts

Use	R1E	R1R	R1S	R1	R1A	R2	R3	RB
One-Family Dwelling	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P	--	--	--
Multi-Family Dwelling						P	P	P
Mobile Home Park	C	C	C	C	C	C	C	C
Manufactured Housing	P	P	P	P				
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	C	C	C	C	C	P	P	C

Source: City of La Mesa Zoning Code, 2011.

One-Family Dwelling

A "one-family dwelling" is defined in the Zoning Code as a single, detached dwelling unit. The title one-family dwelling also includes manufactured housing, certified under the National Mobile Home Construction and Safety Standards Act of 1974 on a foundation system, and homes manufactured offsite, used for permanent residence, as well as any state authorized, certified or licensed residential facility serving six or fewer persons. Single-family dwellings are permitted in all residential zones.

Accessory Dwelling Unit

Accessory dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Accessory dwelling units may be an alternative source of affordable housing for lower-income households and seniors. The passage of

AB 1866 (effective July 2003) requires cities to use a ministerial process to consider accessory dwelling units in an effort to facilitate the production of affordable housing state-wide. Accessory units should be permitted in all residential zones where a primary single-family unit already exists.

The accessory use section of the La Mesa residential zoning regulations outlines the requirement for permitting accessory dwelling units. The City amended the zoning ordinance in October of 2003 and removed the requirement for a conditional use permit for accessory dwelling units. Accessory dwelling units are now allowed in the R1E, R1R, R1S, R1 and R1A zones, subject to the following provisions and limitations:

- No age restriction will apply to the tenants of accessory dwelling units.
- The property owner must occupy either the primary or accessory unit.
- Occupancy of the accessory unit is restricted to no more than two persons.
- Accessory unit must comply with all adopted municipal codes and zoning requirements of the underlying zone.
- One additional off-street parking space must be provided.
- Approval by the local health officer when a private sewage disposal system is used.
- The accessory dwelling unit must be attached to the existing dwelling unit.
- When an accessory dwelling unit is attached or made a part of the existing single-family residence, the floor area is limited to 560 square feet.
- Dwellings modified in conjunction with an accessory unit shall be designed so that the appearance of the building remains that of a single family residence.
- The accessory unit applicant and all subsequent property owners thereafter shall annually certify by affidavit (oath statement) that they are abiding by the restrictions set forth in the Zoning Ordinance, and submit evidence that CC&Rs have been recorded with the County Recorder.
- Only one accessory dwelling unit shall be permitted per lot. The lot must be in a single family residential zone (R1E, R1R, R1S, R1, R1A) and have only one single family residence currently.

The City has approved 12 applications for secondary units since 2000, for an average of one unit per year.

In addition to accessory dwelling regulations, within the R1A zone, a second detached single-family dwelling is permitted on lots that are greater than 9,000 square feet. The R1A zone is a neighborhood of approximately 330 parcels located in West La Mesa. These parcels represent latent development potential for additional single-family dwellings.

Multi-Family Dwellings

According to SANDAG, multiple-family housing makes up approximately 45 percent of the housing stock in La Mesa as of January 2010. The Zoning Ordinance provides for multi-family developments in the R2, R3 and RB zones, as well as the commercial zones C, CN, CM, CD, and the mixed-use overlay zone (MU). The maximum density for the R2 zone is 14 units per acre, while the maximum density for the R3 and RB zones is 18 units

per acre. The maximum residential density within the Mixed Use overlay zone is 40 units per acre.

Mobile Home Parks

There are seven existing mobile home parks located in La Mesa with approximately 330 units. With the exception of one park located near Maryland Avenue Elementary, all of the parks are concentrated in the neighborhood around El Cajon Boulevard. These parks are non-conforming uses because they lack an approved site development plan, that is required for parks located in residential zones or are located in a commercial zone, which does not permit mobile home parks. The zoning ordinance provides for modifications but not expansion of non-conforming uses with the issuance of a special permit.

A new mobile home park could be permitted in a residential zone with a site development plan approval and compliance with all applicable state and federal laws related to the type and quality of the mobile home units.

Manufactured Housing

Manufactured housing can be an affordable housing option for low and moderate income households. A manufactured home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Accordingly, the City permits manufactured housing placed on a permanent foundation by right in the R1E, R1R, R1S and R1 zones.

Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. The Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code) require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as a regular residential use and therefore must be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing single-family homes in the same district.

Residential care facilities are permitted in all residential zones provided that they are licensed by the State and serve six or fewer persons. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all other residential zones provided that they are located along a major collector roadway. Residential care facilities serving more than six persons are also permitted by right in the C and CN Zones, and in the CD zone pursuant a Conditional Use Permit. Recently in August 2011, the City approved the CUP for a 15-bed residential care facility in the R1 zone. The CUP process does not constrain the development of large residential care facilities.

Emergency Shelters

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. La Mesa's share of the regional unsheltered homeless population is estimated to be 55 individuals.

Currently, the La Mesa Zoning Ordinance does not specifically address the provision of year-round shelters pursuant to State law. Historically, the City has treated emergency shelters for the homeless as "residential care facilities" or "community care facilities" in the La Mesa Zoning Ordinance. Section 19.06 of the La Mesa Municipal Code also establishes the procedure for obtaining emergency temporary shelter permits. The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to explicitly address year-round emergency shelters. Objective development and management standards will be established:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based on demonstrated need.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City will permit homeless shelters by right, without discretionary review, within the General Commercial (C) and Neighborhood Commercial (CN) zones, consistent with State law. These zones would be the most appropriate zones for emergency shelters since it allows similar uses, including community care facilities. Properties zoned C and CN are located along transportation corridors and services. Approximately 417 acres in the City are designed C and CN. Specifically, properties designated C and CN along the City's mixed use corridors of El Cajon Boulevard, University Avenue, and La Mesa Boulevard are currently developed with older and underutilized uses, offering adequate capacity for at least one emergency shelter, as required by State law. For example, located along El Cajon Boulevard within the C zone is an old and underperforming motel, which currently offers weekly and monthly rentals. Conversion of this type of uses into emergency shelters is feasible. In the CN zone around Lake Murray Avenue and El Paso Street, typical uses are old strip commercial along with large surface parking. Many businesses are operating marginally due to the economy. Reconstruction or adaptive reuse of these old commercial uses into emergency shelters can be a feasible approach in this area.

Transitional Housing and Supportive Housing

California Health and Safety Code (Section 50801(i)) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Currently, the City treats transitional housing for the homeless as "residential care facilities" or "community care facilities" in the La Mesa Zoning Ordinance. Residential care facilities are permitted in all residential zones provided that they are licensed by the State and serve six or fewer persons. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all other residential zones provided that they are located along a major collector roadway. Community care facilities serving more than six persons are permitted by right in the C and CN Zones and in the CD zone pursuant a Conditional Use Permit.

However, the City's Zoning Ordinance does not currently address the provision of supportive housing and the provisions regarding transitional housing do not comply with current State law. The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development.

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 and could be equivalent to an efficiency unit.

The La Mesa Zoning Code does not contain specific provisions for SRO units. The City will amend the Zoning Code within one year of the adoption of the Housing Element to facilitate the provision of SROs, consistent with AB 2634 (Housing for Extremely Low Income Households) enacted in 2007.

Farmworker Housing

Pursuant to the State Employee Housing Act (Section 17000 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. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, 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 or variance will be required.

The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in the R1E, R1R, R1S, and R1 zones. However, agricultural uses in these zones are accessory uses in the single-family zones with the agricultural products intended for consumption by the household. The City will amend the Zoning Ordinance to clarify the types of non-commercial agricultural activities allowable in the single-family zones as accessory uses.

Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Land Use Controls

Under State Lanterman Developmental Disabilities Services Act (also known as the Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. In

accordance with State law (Lanterman Developmental Disability Services Act, AB 846, compiled of divisions 4.1, 4.2 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), La Mesa permits residential care facilities serving six or fewer persons in all residential zones. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all other residential zones provided that they are located along a major collector roadway. Residential care facilities serving more than six persons are also permitted by right in the C and CN Zones, and in the CD zone with a Conditional Use Permit. The City does not have a local requirement for proximity between two special needs housing sites. However, currently the City has no specific provisions in its Zoning Ordinance to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing,

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City's Zoning Ordinance does not contain a definition of family and therefore does not restrict access to housing in any way.

Building Codes

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

The Building Division of the City's Community Development Department actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City of La Mesa does not have a separate process for review and approval of requests for reasonable accommodation with respect to zoning, permit processing or building laws. Such requests would be considered in conjunction with the appropriate regulatory process based on the nature of the request. If the request for accommodation does not require regulatory review, there is no further involvement on the part of the City. All of the City's development regulatory processes provide for appeals procedures.

The City will amend the Zoning Ordinance to implement a formal reasonable accommodation procedure to address reasonable accommodation requests.

Permits and Processing

Existing regulations provide for the review and approval of both large and small group homes in several of the City's residential zones as well as the Commercial and Neighborhood Commercial zones. Depending on the zone classification of the property, a group home for more than six persons requires either a site development plan or a conditional use permit. There is no standard list of conditions; each site would be reviewed and conditions assigned based on the specifics of the site and the proposed project. A site development plan does not require a public hearing. A Conditional Use Permit requires a public hearing.

A request to retrofit a property to increase accessibility would be processed through the normal building permit procedures, if the proposed work required a permit. Information about the zoning, permit processing and building law is provided to property owners, developers and the general public, by telephone, the City's web-site and at the Community Development Department counter.

Conclusion

Overall, the City has no major constraints to housing for persons with disabilities. However, the Zoning Ordinance will be amended within one year of the adoption of the Housing Element to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing, as well as reasonable accommodation procedures.

Development and Planning Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. As part of the Housing Element update, the City contacted several developers active in the City to discuss potential constraints to housing development. City fees have not been found to act as a constraint to the development of housing in La Mesa.

The La Mesa City Council adopted a Cost Recovery Policy for planning and building-related services. The policy establishes the percentage of costs incurred by the City to provide a service to be recovered in the form of a fee. With the exception of fees for historic preservation review and discretionary permits and environmental review, the City's fee schedule reflects the fees necessary to recover 100 percent of the costs to provide these services. The recovery policy for discretionary permits and environmental review is 50 percent and the policy for historic preservation review is 25 percent. The City Council reviews the fee schedule as part of the annual budget process. In the future, fees will be adjusted to maintain cost recovery objectives. Table HE-40 summarizes the most common planning fees for the City of La Mesa and surrounding jurisdictions. In general, the City's fees are comparable to those in other nearby San Diego communities.

Table HE-40. Regional Comparison of Planning Fees (2011)

	Chula Vista	El Cajon	La Mesa	National City	San Diego
Design Review	$3,932	n.a.	$1,840-$3,690	n.a.	n.a.
Conditional Use Permit	$3,623	$5,000	$2,050-$4,110	$7,890	$8,000
Tentative Parcel Map	Full Cost Recovery	$4,000	$7,600	$6,500	$10,000
Plan Check	n.a.	n.a.	Full Cost Recovery	n.a.	$291-$493
Final Parcel Map	Full Cost Recovery	n.a.	n.a.	n.a.	$2,500
Tentative Subdivision Map	Full Cost Recovery	$6,000	$9,570	$9,940	n.a.
Final Subdivision Map	Full Cost Recovery	n.a.	n.a.	n.a.	$6,200
Variance	n.a.	$750	$2,000-$4,010	$8,020	$8,000
Environmental Review-Initial Study	$4,640	$4,650	$1,070-$2,150	$7,270	n.a.
General Plan Amendment	Full Cost Recovery	$3,300	$14,990	$9,940	n.a.

n.a. = information not readily available.
Source: Cities of Chula Vista, El Cajon, La Mesa, National City and San Diego, 2011.

Development impact fees are charged to a new development in order to pay for the local infrastructure needed to serve it. Within the San Diego region, all 18 of the local jurisdictions and the County charge development impact fees. Impact fees can be charged for a variety of public facilities, including utilities, parks, open space, fire stations, libraries, and transportation improvements such as streets, highways, and transit. The City of La Mesa charges impact fees for parks and recreation facilities ($3,945 to $5,441 per unit) and sewer connection ($5,400 per unit).

In 2008, the City of La Mesa adopted an ordinance to implement a Residential Traffic Impact Mitigation Fee Program. This regional program for collecting a traffic impact fee on new residential development is required by the TransNet Extension Ordinance and Expenditure Plan. The fee is intended to ensure that future development pays its fair share of the cost of the regional arterial system and related regional transportation improvements. Currently the fee is $2,200, increasing annually based on the percentage set forth in the Engineering Construction Cost Index published by the Engineering New Record. All jurisdictions the County of San Diego collect this fee, either at the time of the subdivision map or as a condition of building permit approval.

An analysis of the building permit fees a housing developer can expect to pay was conducted using the City's building permit records and an interview with a developer that is currently construction new housing. The analysis shows that the cost of building permits is

between five and eight percent of the cost of construction. Variables such as number of fixtures and special features affect the cost of a building permit. Based on interviews with developers, the City's fees are not considered a constraint to housing development in La Mesa.

On- and Off-Site Improvements

In addition to developer fees and exactions, site improvements are an important component of residential development and include roads, water, sewer, landscaping, and other on-site infrastructure necessary to serve the new development. All new development projects are required to install curbs, gutters, sidewalks, and lighting. Developments must also provide connection to water and wastewater systems. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways.

Public street widths are established in a document entitled, "Design Criteria for Public Improvements." Provided to developers upon request, this document states how wide streets should be based on type of street proposed. For a typical residential street, the City requires a 56 foot ROW and 36 feet curb to curb. However, La Mesa is primarily built out and it is unlikely that new public streets will be created by future housing development. Future single-family development will most likely be authorized as a PRD with private access. The width of the access will depend on the length of the proposed street, whether or not it has through access, and whether it is intended to accommodate on-street parking. There are no established standards for private streets other than that they must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

Required open space is defined in two places in the Zoning Ordinance. The open space requirement for the R3 zone is 500 square feet for each unit for the first 10 units, 400 square feet per unit for units 11 through 20, and 300 square feet per unit for 21 or more units. Open space standards are modified in areas covered by the Mixed Use Overlay. Within the overlay, 200 square feet per unit is required for mixed use projects and 300 square feet for exclusively residential projects.
On- and off-site improvements are necessary to maintain the quality of life desired by residents and ensure that public services and facilities are in place at the time of need. The City can mitigate the cost of these improvement requirements by providing affordable housing development incentives, assisting with land assemblage or write downs, assist affordable housing developers in obtaining state and federal financing for their projects, and reducing or deferring fees in exchange for long-term affordability of assisted housing units.

Building Codes and Enforcement

The City of La Mesa has adopted the 2010 California Building Code. This code is considered to be the minimum necessary to protect the public health, safety and welfare. No amendments have been made that diminish the ability to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. Exceptions or methods of alternative compliance to the requirements to the California Building Code are contained

in the code. The City has no local ability to waive the provisions of the State building codes. However, a mechanism within the building code allows for an appeals process to challenge interpretations of the building code requirements.

Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved within six months. Table HE-41 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table HE-41. Processing Times

Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	Planning Commission	Yes	City Council	6 months to 1 year
Multiple-Family	Planning, Engineering, Building and Fire Department	No	Planning Commission	3 months
Multiple-Family (with subdivisions)	Planning Commission	Yes	City Council	4 to 6 months
Mixed Use	Design Review Board	No	City Council	2 to 3 months

Source: City of La Mesa, 2011.

Single Family

A single-family dwelling, on an existing parcel, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single- family dwelling is administrative. Staff involved in the approval process includes members of the Planning Department, Engineering Department, Building Department and Fire Department. Processing time is approximately six weeks, but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. Examples of discretionary approval include a variance or special permit. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately two months.

A single-family project, which includes a minor subdivision, can be approved by the Development Advisory Board. A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The City Council ratifies the Planning Commission decision. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in 6 months to a year.

Multi-family Housing

Multi-family housing on an existing parcel in the R2 or R3 zone is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a multi-family project in the R2 and R3 zones is ministerial. Staff involved in the approval process includes members of the Planning Department, Engineering Department, Building Department and Fire Department. Processing time is approximately three months, but dependent on the size of the project and quality of the initial submittal.

Multi-family housing is subject to site plan and design review when the project is located in the mixed-use overlay zone or any of the commercial zones. Site plan is a staff level of review to ensure compliance with development regulations. The Design Review Board is responsible for design review. Basis of the Design Review Board's approval is based on objectives of the Urban Design Guidelines and the Guidelines for Mixed-Use. The Design Review Board approval of the project is ratified by the City Council. The timeline for site plan and design review is between two to three months.

If the multi-family housing is proposed as a condominium the approval process also includes a subdivision map. Processing time is approximately four to six months and the project is subject to review by the Planning Commission and the City Council.

New residential development is subject to various review and permit processes. The processing time for the most common residential development applications are summarized in Table HE-42. These applications are processed concurrently.

Table HE-42. Processing Time by Process/Permit

Process/Application	Approximate Timeframe
Conditional Use Permit	3 months
Design Review	1 month
General Plan Amendment	6 months
Environmental Impact Reports	9 months
Plan Check/Building Permits	1 month
Variance	2 months
Zone Change	3 – 6 months

Source: City of La Mesa Planning Department, 2011.

General Plan Amendment and/or Zone Change

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the Planning Commission and City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals.

Site Plan Approval

Approval of some housing projects requires site plan review by the Development Advisory Board. Site plan approval process is ministerial and is based on a determination of compliance with applicable development standards, design objectives and health and safety requirements. A representative from all of the City departments with project oversight responsibilities, sit as the Development Advisory Board. The process pulls together the comments from all departments involved in project review and approval. As a result, deficiencies are more quickly ascertained, processing approval time is minimized, and issuance of a building permit is facilitated.

CEQA Compliance

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report (EIR) is required a minimum of six months is added to the approval process.

Design Review Program

The City of La Mesa adopted the Urban Design Program 1987. The development and adoption of the urban design program was in response to the observation that the design quality of development occurring at the time was mediocre. La Mesa is nearly built-out. Because of limited opportunity for new development in La Mesa it is important that all new development contribute to, and not detract from, the quality of the City's physical character. The urban design program has proven to be instrumental in its contribution to the overall improvement in the quality of new development in La Mesa.

The Urban Design Program is applied to the following:

- Projects in the Urban Design Overlay (D) Zone. The Urban Design Overlay Zone covers primarily commercial, downtown, and mixed use areas, as well as specific residential areas.
- Major projects or projects determined to be on sensitive sites by the Community Development Director.
- Density bonus projects.
- Planned residential developments.
- Development proposals, public projects, and other urban design related issues as directed by the City Council.

Implementation of the urban design program is fully integrated into the development review process. The Development Advisory Board and Design Review Board meet on the same day to review projects. The applicant leaves these meetings with a clear understanding of the conditions that affect the City's ability to approve the proposed project. The Urban Design Program includes a policy to ensure that projects are reviewed within the development permit processing time limits established by the City and State Law. Design review does not change the density or the land use of proposed projects and does not negatively affect housing production in La Mesa.

The design review process does not involve submittal of extraordinary materials. Materials boards and colored elevations are required as part of project submission. However, these requirements are typical for project approval processes. Colored elevations facilitate understanding of how the project will fit into the surrounding area. Like site plan review, design review also facilitates the process of issuing a building permit.

To assist the project developer, the City developed a Design Review Application that outlines specific documents required for the review (including site plans, landscape plans, conceptual grading plans, elevations and structure floor plans). A handout that summarizes the purpose/intent of the Urban Design Program, the process, the Design Review Board, and review criteria is also provided. The Urban Design Program does not prescribe any particular style of architecture but lays out some guidelines to encourage creativity in design, site planning, and architecture. The Design Review Board reviews a project with the following general criteria:

- Will the project improve the quality of life and the spatial form of La Mesa?
- Will the project fit in La Mesa on an urban scale and on the proposed site?
- Does the project attempt to incorporate the basic principles of good urban design, such as: fit, function, access, structural orientation, safety, adaptability, vitality, congruence, sense of place, efficiency, and stability/durability.
- Have special features been added to the project to help it fit into the community or site, or to make it a memorable project and a source of community pride?
- How will the project look in years to come?
- Does it fit the plans for La Mesa?

- Does the project reflect La Mesa's sense of history or other characteristics which help define the community?
- Can the project be served adequately by the City and other public service providers?

The design review process does not add to the timeframe and cost of projects, it merely ensures that proposed development fits in with surrounding neighborhood and contributes to an attractive and well-designed urban environment.

An important, and often overlooked, benefit of the design review process is that it builds in an extra level of community support for discretionary projects. As these projects advance through the authorization process, an endorsement from the Design Review Board provides support for final project approval.

Conditional Use Permit

A conditional use is a use determined by the City as having such unique or diverse characteristics that predetermination of regulations for either its operation or location is not practicable. The Planning Commission has the authority to grant, conditionally grant or deny a conditional use permit application, based on the following findings:

- The project's compatibility with other uses in the same vicinity.
- Whether the issuance of such a conditional use permit will lead to the creation of a nuisance or if it would endanger the public health, safety or order by: (1) Unreasonably increasing pedestrian and/or vehicular traffic in the area in which the premises are located; or (2) Increasing the incidence of disruptive conduct in the area in which the premises are located; or (3) Unreasonably increasing the level of noise in the area in which the premises are located.
- Whether the use is consistent with the general plan.

An application for a Conditional Use Permit requires a public hearing and appeals of any Planning Commission decision can be made to the City Council.

Developer Interviews

In the Fall of 2011, a series of telephone interviews were conducted with various developers who have recently completed residential projects in La Mesa. These developers generally had positive experiences working with the City and expressed no major concerns with issues or constraints.

All of the developers interviewed complimented City staff for being accessible and efficient and many attributed this to the City's small size. Several developers mentioned the City's design review process as the only drawback to the City's relatively efficient approvals process. They noted this additional step added several weeks to the overall timeline, but all of those interviewed reiterated that the additional design guidelines were reasonable and not an undue burden on the overall cost of development. A detailed summary of the individual interviews and suggestions can be found in Appendix A.

Environmental and Infrastructure Constraints

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to liquefaction or other geologic conditions, or contain sensitive habitat, could constrain development capacity. Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. This section summarizes potential environmental and infrastructure constraints on residential development in La Mesa.

Geologic and Seismic Hazards

Most of La Mesa is underlain by soil of the Redding Series. Redding soils are derived from the sedimentary rock of the marine terraces. The Redding soil series is characterized as gravelly loam at the surface with a subsoil layer of gravelly clay. At a depth of approximately 30" an impervious clay hardpan layer can sometimes be found.

There are three characteristics of Redding soils that are significant in an urban setting. The first is the high degree shrink swell behavior. Because it contains relatively large amounts of clay, this soil expands when wetted and contracts as it dries. Without adequate reinforcement buildings and infrastructure constructed on this soil have been warped or otherwise damaged. Redding soils are also highly erosive. Grading operations and land stripped of vegetation increase the erosion potential of the soil. The third factor which is significant in an urban setting is the high runoff potential characteristic of Redding soils. Clay content and the presence of an impervious hardpan layer limit water percolation and increase runoff. Runoff potential affects the size and configuration of flood control facilities.

A variety of techniques are available to mitigate hazards related to soil. Once the particular characteristics of a soil are known appropriate construction practices can be incorporated into development plans. Chapter 70 of the Uniform Building Code contains basic regulations governing grading. In 1974, the City of La Mesa City Council adopted a Grading Ordinance which includes Chapter 70 with additional provisions which address concerns specific to the City.

Several major active faults pass through the Southern California region. They are parallel, trend in a northwest/southeast direction, and display lateral or sideways movement. The San Andreas Fault is over 650 miles long and runs northwest from the Gulf of California to north of San Francisco Bay. This fault is the most active fault in California and the maximum magnitude of future earthquakes could range from 7.3 to 8.2. A magnitude 8 earthquake on the southern segment of the San Andreas could produce Mercalli intensities of VII to IX in eastern San Diego County.

The San Jacinto fault is parallel to and west of the San Andreas. This fault stretches 125 miles and cuts diagonally across the northeast corner of San Diego County. The San Jacinto Fault is the most active in San Diego County and portions of this fault are only 60

to 80 miles from the City of San Diego. An earthquake of magnitude 7.0 could produce Mercalli intensities of VI or VII in the coastal areas. The Elsinore Fault is approximately 135 miles and is the longest active fault in the County. An earthquake with a magnitude as high as 7.0 is possible for this fault and could cause damage equal to intensity VII or greater.

Ground shaking is by far the greatest seismic hazard. Distance mitigates ground shaking originating on the San Andreas, San Jacinto and Elsinore faults and ground shaking from a moderate earthquake centered on any of these faults might not be detected in La Mesa. In addition to ground shaking, liquefaction, a soil phenomenon in which water saturated unstable soil loses its strength when subjected to the forces of intense prolonged ground shaking, can also occur. Most of La Mesa is underlain by sedimentary rocks of the marine terraces. Soils developed from these rocks are clay rich and fairly well consolidated.

The La Mesa Safety Element of the General Plan provides policy guidelines in the area of seismic safety. Policies requiring the implementation of the Uniform Building Code will also reduce seismic risk for new construction.

Flood Hazards

In La Mesa, water courses providing drainage of storm runoff include Alvarado Creek, Chollas Creek and Spring Valley Creek. Dry most of the year, these creeks can fill quickly with water during storm episodes and can result in localized temporary flooding conditions. Flood hazards in the City are primarily the result of a lack of adequate storm drain facilities. Rapid growth of the 1950s and 1960s occurred at a time when little attention was paid to cumulative impacts. As a result, flood hazard mitigation planning must retrofit flood control facilities into a built up environment.

Existing development is at-risk throughout all the flood impacted areas in La Mesa. Along the Alvarado Creek commercial development and portions of the trailer parks south of Alvarado Road are at risk. Traffic hazard on Interstate 8 could result from flooding of Alvarado Creek. A mix of businesses and residential uses on University Avenue are affected by flooding within the Chollas Creek basin. Single-family residential uses as well as Bancroft Drive and access to Highway 125 are located in the flood hazard area of Spring Valley Creek.

All new development in the City is required to be elevated above the level of the 100 year flood. New development, or substantial improvement of existing structures, requires construction of flood protection improvements. Recent construction of flood control facilities along the Alvarado Creek are the result of compliance with flood control regulations affecting new development. Future redevelopment along Alvarado Creek will provide additional flood control improvements.

The Safety Element of the City's General Plan includes policies to provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

Sanitation and Wastewater Capacity

The City of La Mesa provides sewer service to all areas within the city limits and owns, operates and maintains approximately 165 miles of sewer mains. Wastewater is collected from four drainage basins and conveyed to transmission and treatment facilities operated by the City of San Diego's Metropolitan Wastewater Department (MWWD). The City currently owns capacity rights for transmission and treatment of 6.34 million gallons per day (MGD) and anticipates a future increase in contract capacity of 0.6 mgd.

To protect surface water from contamination, environmental regulations related to sanitary sewer overflows are increasingly stringent. In 2007 the City completed an evaluation of the wastewater system to evaluate how the City complies with these regulations and identify steps require to improve deficiencies. The wastewater master plan includes an analysis of the existing flows, the capacity of the system to handle these flows and an assessment of future capacity needs.

Existing wastewater flows were estimated to be approximately 5.38 mgd, which is 0.96 mgd less than the City's currently contracted capacity at the MWWD treatment plant. Based on the La Mesa's share of the RHNA allocation, approximately 1,250 housing units (remaining RHNA) will be accommodated in the planning period of this housing element. The wastewater capacity needs for 1,250 housing units is approximately 0.34 mgd, based on a generation rate of 270 gallons per day per dwelling unit. This is well within the level of excess capacity that currently exists.

Water Supply

The Helix Water District delivers water to a highly urbanized services area with a population of approximately 268,000 residents and 55,600 service connections. Covering nearly 50 square miles, the district serves the cities of La Mesa, El Cajon, Lemon Grove and portions of the unincorporated communities of Lakeside and Spring Valley.

The District operates as a public agency under the Irrigation District Law of the State of California. Governed by an elected Board of Directors, the District establishes water charges, levy assessments and all policy, procedures and regulations related to providing high quality water service to the District's customers.

The District is a member of the San Diego County Water Authority, which is a member of the Metropolitan Water Authority. The district purchases water from these wholesaler agencies and does not sell water to other agencies. Based on historical averages, approximately 17% of the District's supply comes from sources within San Diego County and 83% is imported from Northern California and the Colorado River via the Metropolitan Water District and the County Water Authority.

As required by the California Water Code, in June of 2011 the Board adopted the 2010 Urban Water Management Plan Update. The Plan includes an analysis of the Districts efforts to reduce urban per capita water use by 20 percent by the end of 2020 as required by state law SBx7-7 enacted in 2009.

Approximately 77% of the District's water is provided to residential users. Total annual water demand within the district is 33,211 acre feet/year, with residential demand at 25,000 acre feet/year. Current per capita water production rate, a measure of per capita use, has been steadily declining. The current per capita production rate of 110.7 gallons per capita per day is the lowest on record.

The Urban Water Management Plan projects that, between 2010 and 2050, the land within the District's existing service area that is devoted to residential uses will increase by approximately 1,200 acres. This increase in residential service will be the result of diminished agricultural uses and redevelopment of currently served but under-developed parcels. The Plan projects that 43,012 acre feet/year will be required to serve the needs of District customers in 2050.

The Urban Water Management Plan includes an analysis of the District's ability to serve the water needs of low income housing. The SANDAG Regional Housing Needs Assessment (RHNA) for the 2005-2010 planning period is the basis for the analysis. Table HE-43 shows the projected demand for water to serve the needs of lower income housing units within the District's service area between the present and 2035.

Table HE-43. Low Income Housing Water Demand

Year	Low Income Housing Water Demand Acre Feet/Year
2010	180
2015	202
2020	193
2025	204
2030	219
2035	234

Source: City of La Mesa Planning Department, 2012.

For the purposes of the La Mesa Housing Element, assuming 1,250 housing units during the planning period and a household size of 2.3, future water demand for residential use is 316,250 gallons per day. The Helix Water District adopted the Urban Water Management Plan in the summer of 2011. The Plan indicates adequate water supply to meet the capacity requirements in La Mesa.

Fire Protection

Over the years fire services in La Mesa have changed as a result of changing needs. When the area was less developed, wild land fires occurred more frequently than they do today. As the land development pattern intensifies, higher density housing and multi-story structures require a different type of response then the typical single family dwelling.

The City's Fire Department is currently staffed at the minimum level based on equipment operations. Most of the Department's resources are directed at fire suppression. However,

the Department's fire prevention division has been expanded to better inform and educate residents about fire prevention.

La Mesa residents receive a high level of fire protection service. The Insurance Services Office (ISO) evaluates fire services provided to communities to determine levels of fire risk and therefore insurance risk. ISO evaluates a community's fire protection records, staffing, equipment and water supply. Points are assigned to all aspects of fire department operations. La Mesa's Fire Department currently has a rating of 2, which compares favorably with other fire agencies in the area. ISO rating ranges from 1 to 10, with Class 1 representing the best public protection and Class 10 indicating no recognized protection.

Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the City of La Mesa. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

Regional Housing Needs Allocation (RHNA)

Future housing need refers to the share of the regional housing need that has been allocated to the City of La Mesa. The State Department of Housing and Community Development (HCD) assigns a numeric regional housing goal to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

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

The Regional Housing Needs Allocation (RHNA) for the SANDAG region was adopted in October 2011. This RHNA covers an 11-year planning period (January 2010 through December 2020). The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The City of La Mesa's share of regional future housing needs is a total of 1,722 new units for the January 1, 2010 to December 31, 2020 period. This allocation is distributed into various income categories, as shown Table HE-44. 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.

Table HE-44. Housing Needs for January 2010 – December 2020

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)[1]	215	12.5%
Very Low (31 to 50%)[1]	215	12.5%
Low (51 to 80%)	326	18.9%
Moderate (81% to 120%)	302	17.5%
Above Moderate (Over 120%)	664	38.6%
Total	1,722	100.0%

Note:
Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. As shown in Table HE-10, extremely low income households constitute 50% of the very low income group. Therefore, the City's RHNA of 430 very low income units can be split equally between extremely low and very low income units.
Total numbers may not add up due to rounding; however, the number of housing units required at each income level is fixed.
Source: Final Regional Housing Needs Allocation, SANDAG, 2011.

Credits toward RHNA

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period of 2013-2020, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2010. From January to December 2010, 470 housing units have been developed, under construction, or entitled in La Mesa. Table HE-45 summarizes the units that can be credited against the City's RHNA.

Table HE-45. Credits toward the RHNA (since January 1, 2010)

	Extremely Low/ Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Moderate > 120% AMI	Total
Units Constructed					
Single-Family Units	0	0	0	1	1
Pravada and Alterra at Grossmont Station	18	0	279	0	297
Units under Construction					
Mesa del Sol PRD	0	0	0	34	34
Units Entitled					
Aragon	0	0	0	10	10
La Mesa Meadows PRD	0	0	0	31	31

Table HE-45. Credits toward the RHNA (since January 1, 2010)

	Extremely Low/ Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Moderate > 120% AMI	Total
Palm Avenue Townhomes	0	0	0	12	12
El Paso Village	0	0	0	15	15
7561 El Cajon Boulevard	0	0	0	19	19
7353 El Cajon Boulevard	0	0	0	45	45
5475 Heidi St.	0	0	0	6	6
Total	18	0	279	173	470
RHNA	430	326	302	664	1,722
Remaining RHNA	412	326	23	491	1,252

Source: City of La Mesa, 2011

Units Constructed: Since January 1, 2010, 298 new units have been constructed in La Mesa, including the Pravada and Alterra at Grossmont Station project. The project was developed by Fairfield Residential and is comprised of over 500 units, but 297 of these units were issued Certificates of Occupancy in 2010. Of these units, 45 were set aside for affordable households (18 very low income and 27 moderate income). The La Mesa Community Redevelopment Agency assisted in the development of the project with $2.7 million in housing set-aside funds. While the remaining 252 units are not set aside specifically for lower and moderate income households, the market rents for these units are still affordable to moderate income households in La Mesa. Rents at the Pravada and Alterra currently range from $1,390 for a one-bedroom unit to $1,985 for a two-bedroom unit (see affordable housing costs in Table HE-31 on page HE-41.

Units under Construction: A total of 34 units are currently under construction in the City. All of these units are part of the Mesa del Sol development. These units are market-rate ownership units and affordable primarily to above moderate income households.

Units Entitled: In addition, the City has approved a number of market-rate housing projects. These projects total 138 units.

Remaining RHNA: Accounting for the units constructed, under construction, and entitled, the City has a remaining RHNA of 1,252 units (412 extremely low/very low income units, 326 low income units, 23 moderate income units, and 491 above moderate income units).

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of vacant and underutilized residential and mixed-use properties with potential for residential development within the timeframe of the Housing Element.

Sites Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The La Mesa Sites Inventory utilizes a conservative estimate of 75 percent of maximum development 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.

Recent mixed use developments, however, have achieved densities very near actual maximum densities, and many have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. The Mixed Use Urban land use designation allows for densities up to 40 units per acre. To encourage lot consolidation, development projects on sites smaller than 10,000 square feet are only allowed a density of 30 units per acre. The Mixed Use Urban land designation permits solely residential developments. Mixed-use developments in Commercial designations require a commercial component.

Table HE-46 lists four approved mixed use projects and two proposed mixed use projects. These properties are all zoned General Commercial (C) with a Design Review Overlay (D) and a Mixed Use Overlay (MU). Based on the mixed use development history in La Mesa, the assumption that new mixed use development may occur at densities of 35 units per acre represents a realistic and reasonable assumption.

Table HE-46. Sample History of Mixed Use Development

Project Name/Address	Zoning	Total Units	Permitted Density	Actual Density
Aragon Mixed Use 7701 El Cajon Blvd	Mixed Use Urban C-D-MU	58	40 du/ac	40 du/ac
Mixed Use Development 7353 El Cajon Blvd.	Mixed Use Urban C-D-MU	45	40 du/ac	30 du/ac
Mixed Use Development 7561 El Cajon Blvd.	Mixed Use Urban C-D-MU	19	40 du/ac	26 du/ac
Mixed Use Development 470-091-340	Mixed Use Urban C-D-MU	10	40 du/ac	33 du/ac
Park Station Mixed Use (proposed)	Mixed Use Urban C-D-MU	499	40 du/ac	77 du/ac (with Specific Plan)
El Cajon Boulevard (Montebello) sites (2 sites) (proposed)	Mixed Use Urban C-D-MU	249	40 du/ac	54 du/ac (with Density Bonus)

Note: Permitted Density refers to the permitted density per Zoning Ordinance and General Plan. Projects that were approved at densities above these permitted densities were approved in conjunction with density bonuses.
Source: City of La Mesa, 2011.

Zoning Appropriate to Accommodate Housing Affordable to Lower Income Households

The City recognizes that higher-density developments provide the potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to lower income households. Mixed use sites included in the sites inventory have the greatest potential to accommodate housing affordable to lower income households, as they allow densities of at least 30 units per acre (up to 40 units per acre). Per Government Code Section 65583.2(c)(3)(B), the City's zoning is consistent with the 30 units per acre standard for metropolitan jurisdictions such as La Mesa and therefore considered appropriate to accommodate housing for lower income households (up to 80 percent AMI).

Lot Consolidation Potential

Many of the sites chosen for the sites inventory are comprised of contiguous parcels and provide excellent opportunities for lot consolidation. The sites inventory tables (Appendix B) also identify lot consolidation potential (contiguous parcels).

The City offers several policies to encourage lot consolidation and reuse of existing properties in the mixed use areas. The Mixed Use Urban land use designation allows for densities up to 40 units per acre. To encourage lot consolidation, development projects on sites smaller than 10,000 square feet are only allowed a density of 30 units per acre. Several projects have resulted from the joining of contiguous parcels, as indicated in Table HE-47. The City's history of approvals listed in Table HE-47 demonstrates that developers have

interest in consolidating parcels in the City and that La Mesa has few constraints to lot consolidation for new projects.

Table HE-47. Sample History of Lot Consolidation

Project Name	Address	Dwelling Units (proposed/built)	Parcel Numbers	Comments/Status
Little Saigon Restaurant Site	7353 El Cajon Blvd.	45/0	469-151-01-00 469-151-03-00	Tentative Map Approved. Not Built
Talmadge East (Roth)	5084, -86, -88, -92 Guava Ave.	30/30	470-111-31 (old) 470-100-08 (old) 470-020-10 (old) 470 -111-36	3-lot consolidation. One of these lots is in R1 zone.
Hilltop/ Mesa del Sol	Orien and Yale	36 /under construction	474-630-67 474-630-68-00 474-630-69-00	34 units in PRD plus two additional lots
Bougainvillea Walk	9519-57 Milden Street	16/16	487-731-01 through 17	16 housing units in a PRD.
Paseo	4688 Nebo Drive 8230-44 Lemon Ave.	19/19	470-593-09-01 through 19	3-lot consolidation. 19 condominium housing units
La Mesita	7370 La Mesita Place	21/21	469-211-12-01 through 21	21 condominium housing units

Source: City of La Mesa, 2011.

Sites Inventory-Residential Development Potential

The City's remaining share of the regional housing need will be addressed through the identification of available vacant land and underutilized, mixed use sites that are suitable and appropriately zoned for development of more intense residential uses. Appendix B includes a listing of individual sites, and identifies the size, zoning designation, general plan designation, and realistic capacity for each.

Scattered Vacant Sites

The City of La Mesa is largely built out (approximately 98 percent built out). The major constraint on new residential construction is the lack of developable land. The inventory of vacant land designated for residential or mixed use development totals close to 95 acres (Table HE-48). The most significant potential for new residential development occurs in areas designated in the General Plan Mixed Use Urban, Urban Residential, and Suburban Residential. Vacant residential properties are most prominent south of Interstate 8 (Figure HE-9).

Table HE-48. Summary of Potential Residential Capacity on Scattered Vacant Sites

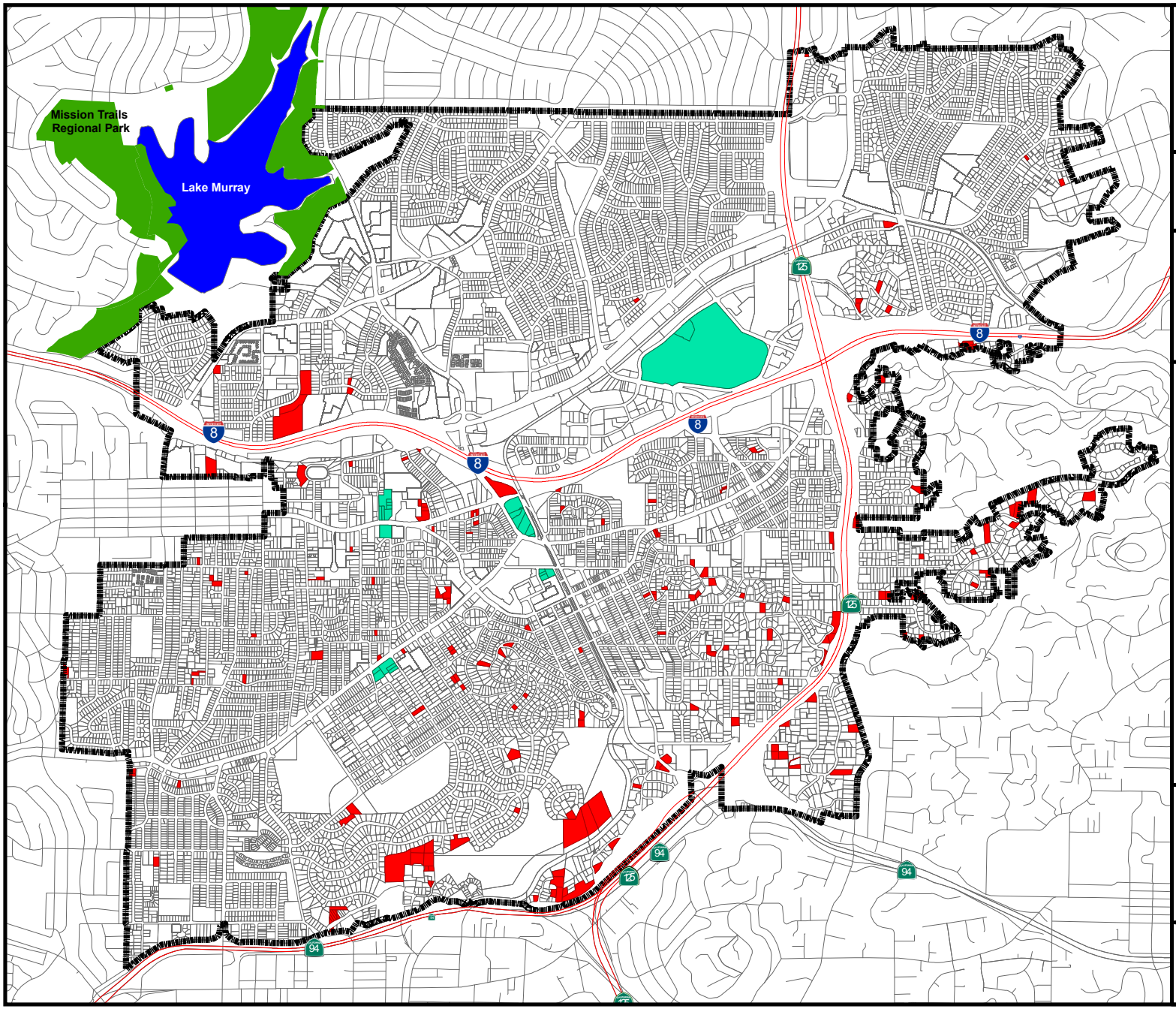
General Plan	Zoning	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
Rural Residential	R1E	2 du/ac	4.3	8	Above Moderate
Semi Rural Residential	R1R	3 du/ac	4.5	11	Above Moderate
Suburban Residential	R1S	4 du/ac	49.9	155	Above Moderate
Urban Residential	R1	10 du/ac	24.2	181	Above Moderate
Restricted Multiple Unit Residential	R2	14 du/ac	1.1	11	Above Moderate
Multiple Unit Residential	R3	23 du/ac	2.3	40	Moderate
Mixed Density Residential	various	7-23 du/ac	1.8	32	Moderate
Mixed Use Urban	various	40 du/ac	6.7	236	Very low/Low
Total			94.9	674	

Note: Realistic Potential Housing Units for residential sites were calculated at 75 percent of maximum allowed development. This estimate is based on existing patterns of development in residential areas and was derived through a GIS survey of densities on properties in residential areas. Realistic Potential Housing Units for mixed use sites (35 du/ac) are based on the mixed use development history in the City of La Mesa.

In several instances, parcels are included in the Sites Inventory Table (Appendix B) that yield no units based on the size of the site. These are included in the inventory only if they are adjacent to a parcel or parcels that yield at least one unit. This allows for a larger site development area.

Two vacant parcels are not included in the totals, as they are included in the sites inventory as part of the El Cajon Boulevard North site. The site is comprised of two vacant parcels and five non-vacant parcels.

Source: City of La Mesa, 2011.



CITY OF LA MESA
JEWEL of the HILLS

GENERAL PLAN

HOUSING ELEMENT SITES INVENTORY MAP

Legend

- Vacant Residential/Mixed Use Sites
- Mixed Use Opportunity Sites
- City Boundary
- Parcels
- Freeways
- Roads

Source:
City of La Mesa, 2011; SANGIS, 2011

0 1,400 2,800 5,600 Feet

Figure HE-9

Mixed Use Opportunity Sites

The sites presented in this section represent the most realistic opportunities for recycling to higher-density residential uses based on underutilized character of the site, developer interest, ease of access from major roads, size of site, and location near transit and services. Based on field work and staff input, this initial list was reviewed to eliminate properties with potential development for other uses and properties with economically viable businesses.

The sites inventory analysis identified six sites with the potential for residential intensification that have either a Mixed Use or Commercial designation. The six sites yield a potential combined capacity for 4,384 units (Table HE-49). Figure HE-9 indicates the location of all sites identified in this Housing Element, and a detailed listing of parcels is included in Appendix C.

One of the greatest opportunities for infill development in La Mesa is found in areas designated in the General Plan as Mixed Use Urban. The transit corridors along El Cajon Boulevard, University Avenue, La Mesa Boulevard, Baltimore Drive south of I-8, and in the neighborhood around the Spring Street Trolley Station are designated Mixed Use Urban. The City's vision for these areas include revitalization and renewal of deteriorating properties, increased housing opportunities, and commercial activity that supports a pedestrian-oriented environment. To facilitate development in these areas, in 2008 the City Council approved the Mixed Use Urban Overlay zone, EIR, and Design Guidelines. The overlay zone regulations and design guidelines promote revitalization of La Mesa's transit corridors by increasing options for the shape and function of future development. Replacement of obsolete buildings and land uses with new housing opportunities and an invigorated commercial sector is the desired outcome. The Mixed Use Urban designation encompasses approximately 184 acres.

The potential for creation of residential units in mixed use areas is predicated on prior development, demonstrated interest from developers, and the limited opportunities for higher-density development elsewhere in the City or in the immediate surrounding area. The Mixed Use Urban designation allows for solely residential developments at densities of 40 units per acre. Mixed use developments approved in the City have achieved close to or above the maximum densities. For the purposes of calculating capacity, a conservative estimate of 35 units per acre has been used and is based on the established mixed use development history in La Mesa (Table HE-46). The densities that can be achieved in mixed use areas are appropriate to facilitate the production of housing that is affordable to lower and moderate income households.

One site in this inventory is designated for regional commercial use. In the Regional Commercial designation, mixed use developments (residential development with a commercial component) are allowed, and no maximum density limit applies.

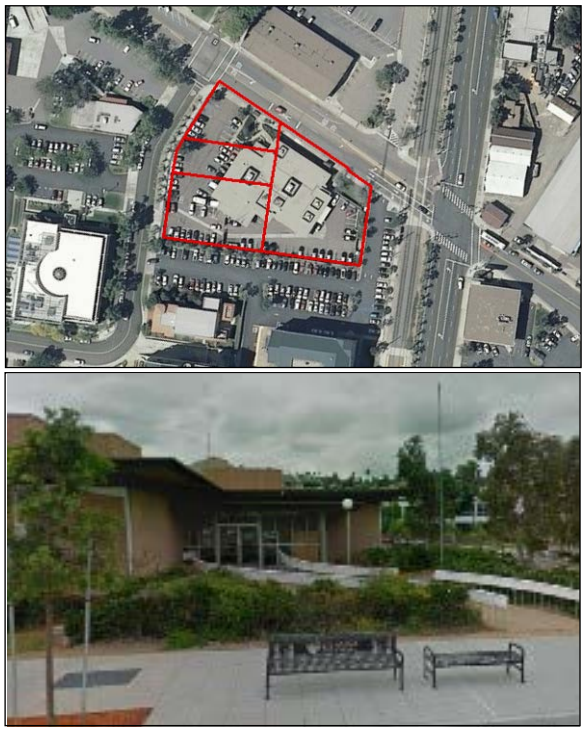
Table HE-49. Summary of Residential Capacity on Mixed Use Opportunity Sites

Site	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
1. Former Police Station	40 du/ac	1.30	46	Very Low, Low, Moderate
2. Park Station	40 du/ac	6.50	228	Very Low, Low, Moderate
3. El Cajon Blvd. North	40 du/ac	3.18	111	Very Low, Low, Moderate
4. El Cajon Blvd. South	40 du/ac	1.50	52	Very Low, Low, Moderate
5. University Avenue	40 du/ac	2.75	96	Very Low, Low, Moderate
6. Grossmont Mixed Use	no limit	64.19	3,851	Very Low, Low, Moderate
Total		79.42	4,384	

Note: Realistic Potential Housing Units for mixed use sites (35 du/ac) are based on the mixed use development history in the City of La Mesa. Realistic Potential Housing Units for the Grossmont Mixed Use site are based on a previous similar project, the Grossmont Trolley Station project (at 60 units per acre).

Source: City of La Mesa, 2011.

Site #1 - Police Station Site: The 1.3-acre former Police Station site is located on Allison Avenue between Date and Spring Streets in downtown. The site formerly housed the City of La Mesa Police Department, which has been relocated to University Avenue. This old police station has already been demolished to make room for future development. Envisioning a development with a residential component on the site, the La Mesa Community Redevelopment Agency purchased the site when the new police station was built. One of the goals of the 2010-2014 Agency Implementation Plan was to re-use the former police station site to improve the supply of low and moderate income housing. The Agency estimates development potential of 50 affordable residential units on the site.



Site 1: Former Police Station Site

The Police Station property is also included in the Downtown Village Specific Plan Area. One of the central goals of the Downtown Village Specific Plan is to "retain and encourage residential development."

The site is currently designated Civic Center; as part of the General Plan update the designation will change to Downtown Commercial. The Downtown Commercial

designation allows for mixed use and sets no maximum density on the residential component. Prior to the economic downturn that began in 2007, the City worked closely with a developer interested in a mixed use project on the site that included 50 residential units (38.5 units per acre) and a small commercial component. While the economic climate caused the project application to be withdrawn, it does demonstrate developer interest and the high potential for development on the site. A conservative, mixed use density estimate of 35 units per acre is used for the purpose of calculating residential development capacity and yields 46 residential units.

Site #2 - Park Station Site: The Park Station Site is located at the southeast corner of El Cajon Boulevard and Baltimore Drive in downtown La Mesa. A development project proposal for a mixed-use urban village named "Park Station at the Crossroads of La Mesa" has been submitted to the City for review on this 6.5-acre infill site. The project is undergoing the review process, and an Environmental Impact Report (EIR) is currently being completed. The proposed mixed use project would include approximately 499 residential units (77 units per acre) along with office, retail, and open space uses.

Site 2: Park Station Site

The 6.5-acre site is comprised of seven parcels and a street right-of-way that is included in the development plan. The site is currently home to several small used car dealerships, a small pump station owned by the City, and an American Legion building. The Legion is a co-applicant on the Park Station project application. The remainder of the site is under single ownership (minus the pump station). The site is located adjacent to Interstate 8. The site's proximity to the La Mesa Boulevard Trolley Station also provides for increased utilization of public transportation. Based on the potential for commercial and residential intensification and major access from light rail and an interstate freeway, the current uses represent an underutilization of the properties.

The site is designated Mixed Use Urban, which allows residential and mixed uses with a density of 40 units per acre. While the development proposal estimates 499 units (77 units per acre density), there is no certainty those units will be achieved, as the proposal has not been approved and the details of the type of housing are unknown at the time. At an average, the site can accommodate a density of 35 units per acre and yield 228 residential units.

Site #3 – Montebello North: Located on the north side of El Cajon Boulevard between Thorn Drive and Woodyard Avenue, the El Cajon Boulevard North site is comprised of six parcels. A single owner owns five of the parcels. Two parcels are currently vacant, two parcels are occupied by single-family homes (one each), one parcel has a small commercial building, and two parcels contain a rental mobile home park with 39 trailers.

The 3.18-acre site is included because of developer interest shown prior to the recession. In 2007, an applicant submitted a development application proposing 169 residential units (a density of 54 units per acre with a density bonus). That application was eventually withdrawn due to worsening economic conditions. In 2009, the same applicant completed a General Plan Amendment/zone change to apply the City's Mixed Use Urban designation to the northernmost two acres of the site. While the development proposal has not been resubmitted, subsequent correspondence with the developer confirmed a continued interest in the project.

Site 3: El Cajon Boulevard North Site

Due to the property owner's interest in developing the site with higher-density housing, tenant leases at the mobile home park acknowledge that the site is under consideration for conversion. Under the withdrawn development plan, a relocation plan was included for several long-term tenants.

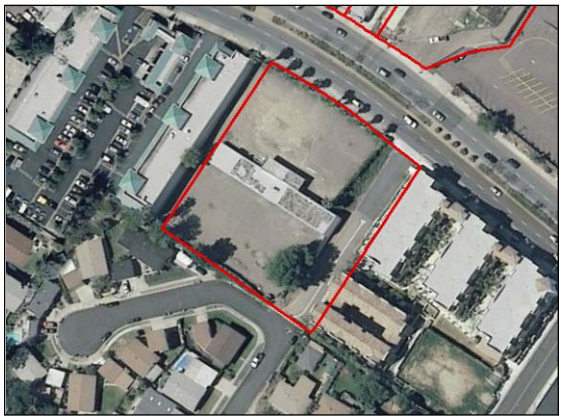
The site is designated *Mixed Use Urban*, which allows residential and mixed uses with a density of 40 units per acre. A conservative, mixed use density estimate of 35 units per acre has been used for the purpose of calculating residential development capacity and yields 111 residential units.

Site #4 - Montebello South Site: Located on the south side of El Cajon Boulevard between Park and Maple Avenues, the El Cajon Boulevard South site is comprised of a single, 1.5-acre parcel. The existing use on the site is a vacant, older commercial building and parking lot that has been fenced due to lack of use.

The site is included because developer interest has been shown in the site. In 2007, an applicant submitted a development application proposing 80 residential units (a density of 54 units per acre with a density bonus). That application was eventually withdrawn due to worsening economic conditions. While the development proposal has not been

resubmitted, subsequent correspondence with the developer confirmed a continued interest in the project.

The site is designated Mixed Use Urban, which allows residential and mixed uses with a density of 40 units per acre. A conservative, mixed use density estimate of 35 units per acre has been used for the purpose of calculating residential development capacity and yields 52 residential units.



Site 4: El Cajon Boulevard South Site

Site #5 - University Avenue Site: The 2.75-acre University Avenue site is comprised of five parcels under single ownership. The site is bounded on the north by University Avenue, on the west by Parks Avenue, and on the east by Dale Avenue. To the south are a variety of higher-density residential uses. Two parcels contain an auto garage use, and the remaining three parcels contain a closed, vacant used car dealership and a small U-Haul office.

The site was chosen due to single ownership, location along a major roadway, pedestrian and automobile access on three sides of the site, and the underutilized nature of the site. The site is designated Mixed Use Urban, which allows residential and mixed uses with a density of 40 units per acre. Based on the potential for residential intensification and ease of access, the current auto uses and vacancies represent an under-utilization of the properties. A conservative, mixed use density estimate of 35 units per acre has been applied for the purpose of calculating residential development capacity and yields 96 residential units.

Site 5: University Avenue Site

Site #6 - Grossmont Mixed Use Site: The 64.2-acre Grossmont site is comprised of two large parcels under single ownership. The site is currently

home to the Grossmont Shopping center. The site has been chosen due to its location adjacent to the Interstate 8/Highway 125 interchange and adjacent to the region's light rail system. The Grossmont Center has also been designated as one of the City's Smart Growth areas and as a potential "Urban Center" for the City. An Urban Center is envisioned as containing sub-regional business; civic, commercial, and cultural centers; mid- and high-rise residential; and office and commercial buildings. An Urban Center is served by transit lines and local bus services.

Site 6: Grossmont Mixed Use Site

Due to the site's high profile location and age of buildings (over 50 years old), there is a high potential for intensification. The site is located within the Grossmont Specific Plan, which calls for the area to be developed as a relatively high-density urban center with densities "at the upper end of ranges feasible under market demand." The area is described as having the potential for a broad range of office, retail, and residential uses. The Specific Plan states: "Where the opportunity exists, mixed use developments should be encouraged, especially adjacent to the trolley corridor." The Specific Plan also envisions future expansion of the site.

The shopping center is surrounded by acres of parking lots, which could readily be repurposed with more intense land uses. The immediate area has seen intensification recently with the expansion of Grossmont Hospital and the Trolley Station project.

The Grossmont site is designated Regional Commercial, which allows mixed use development with no cap on residential density. A residential density of 60 units per acre has been assumed for the purpose of calculating residential development capacity on this site. This density estimate is based on a previous, similar project, the Grossmont Trolley Station project. The Grossmont Trolley Station included commercial and office uses, as well as 527 residential units on eight acres at a density of 67 units per acre (including 80 affordable units). The Trolley station received Redevelopment Agency assistance of $2.7 million of Agency housing set-aside funds. The Trolley Station project was developed on a significantly smaller site and as such, the City feels confident that a similar density would work on this site. Assuming a density of 60 units per acre, the site could yield 3,851 residential units.

Adequacy of Sites for RHNA

The City's vacant land inventory alone can accommodate 674 units, 236 of which are on sites suitable for lower income housing (up to 80 percent AMI), based on their allowable density of 40 units per acre. In addition, residential sites at a density of 23 units per acre can facilitate the development moderate income housing. The Multiple Unit Residential and Mixed Density Residential zones offer a capacity of 72 units at 23 units per acre.

The City also has a substantial inventory of underutilized commercial properties that can easily be redeveloped with a residential component. Market studies in the region have indicated future growth will most likely be spearheaded by mixed use developments. These redeveloped sites are capable of providing residential opportunities for another 4,384 units at a density suitable for lower income housing. Overall, the City has the ability to accommodate 5,058 units on vacant and underutilized sites, adequate to accommodate the City's remaining RHNA of 1,252 units. Table HE-50 summarizes the City's potential capacity in comparison to its RHNA status. Sites at higher densities can facilitate lower income housing but can also be used to accommodate moderate and above moderate income.

Table HE-50. Potential Capacity Compared to RHNA

	Extremely Low/ Very Low (0-50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (>120% AMI)	Total
RHNA	430	326	302	664	1,722
Credits toward RHNA	18	0	279	173	470
Remaining RHNA	412	326	23	491	1,252
Scattered Vacant Sites	236		72	366	674
Opportunity Sites					
Site #1: Police Station (35 du/acre)	46		0	0	46
Site #2: Park Station (35 du/acre)	228		0	0	228
Site #3: El Cajon Blvd. N. (35 du/acre)	111		0	0	111
Site #4: El Cajon Blvd. S. (35 du/acre)	52		0	0	52
Site #5: University Ave. (35 du/acre)	96		0	0	96
Site #6: Grossmont Shopping Center (60 du/acre)	3,851		0	0	3,851
Total Vacant and Underutilized	4,620		72	366	5,058

Availability of Site Infrastructure and Services

All residential and mixed use sites identified in the inventory are located within urbanized areas where infrastructure and public services are readily available. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time.

None of the housing sites are subject to significant environmental constraints that would prevent the reuse of these sites.

Financial Resources

Providing affordable housing for lower and moderate income households require the creative layering of multiple funding sources. Key funding sources available to the City of La Mesa for the construction, acquisition/rehabilitation, and preservation of affordable housing include the following:

Community Development Block Grant (CDBG) funds

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure;
- Public services for low income persons and persons with special needs; and

The City of La Mesa is an entitlement jurisdiction for CDBG funding and receives approximately $400,000 annually. The City uses CDBG funds to provide a variety of housing and supportive services for lower income residents and those with special needs.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households (households earning up to 80 percent of the AMI).

La Mesa is a participating jurisdiction that receives HOME funds through its participation in the San Diego HOME Consortium. Each year, the City receives approximately $200,000 in HOME funds. The City uses HOME funds to support a Downpayment and Closing Cost Assistance program.

Housing Choice Voucher Program

The San Diego County Department of Housing and Community Development (HCD) serves as the Housing Authority of the County of San Diego. HCD manages approximately

$6.5 million in federal funds committed to the Housing Choice Voucher Rental Assistance Program on behalf of the City of La Mesa.

Administrative Capacity

Described below are public and private sector organizations that have been involved in housing activities in La Mesa. These agencies 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.

City of La Mesa Community Development Department

The Community Development Department provides primary administrative oversight of the City's housing projects and programs. Within this department, the development services division provides planning, building and engineering assistance to housing developers. The housing division manages housing programs, assists developers with tax credit applications, submits applications for HCD-sponsored housing grant opportunities, administers the CDBG and HOME programs, manages the Downpayment and Closing Cost Assistance program.

Redevelopment Agency

Since its formation in 1964, the La Mesa Community Redevelopment Agency has adopted three redevelopment plans in the City. Pursuant State law, the La Mesa Redevelopment Agency has established a Redevelopment Housing Set-Aside Fund using 20 percent of the tax increment revenue generated within each of the redevelopment project areas. The tax increment revenue is intended to increase and improve the supply of low and moderate-income housing. According to AB1X26 and the California Supreme Court decision of December 29, 2011, the La Mesa Community Redevelopment Agency will cease to exist on February 1, 2012.

San Diego County Department of Housing and Community Development

The County of San Diego, Department of Housing and Community Development Department coordinates and administers Section 8 rental assistance on behalf of the City of La Mesa. According to the Department, approximately 900 households were receiving Section 8 assistance as of December 2011.

Housing Developers and Service Providers

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of La Mesa residents. The following are housing developers and service providers active in the region:

- **San Diego Community Housing Corporation (SDCHC):** SDCHC is a housing and community development organization focused on developing, preserving, and maintaining affordable housing. Since 1994, SDCHC has acquired/developed 1,055 multi-family units, developed 48 new single-family homes, and rehabilitated 58 single-family homes.

- **San Diego Habitat for Humanity:** Habitat for Humanity has worked throughout the County of San Diego to provide affordable single-family ownership housing for lower income households.

- **Center for Community Solutions:** The Center for Community Solutions provides services for battered women and their children including an emergency 30-day shelter, food, clothing, counseling services, and legal assistance. The agency also operates a 24-hour domestic violence hotline. Agency staff networks with other service providers to provide a full range of assistance to domestic violence victims.

- **Center for Social Advocacy:** The Center for Social Advocacy operates the Shared Housing Program to match people in need of housing with people who have housing resources. This effort provides affordable housing for the housing seeker and additional income for the housing provider.

- **San Diego Interfaith Housing:** San Diego Interfaith Housing Foundation (SDIHF) aims to reach out to seniors, the disabled and working poor not served by the traditional housing market. SDIHF attempts to create better and more affordable housing opportunities for neighbors throughout San Diego County. The organization has built and manages several successful communities consisting of over 900 affordable housing units. Their role in these developments included, but was not limited to project feasibility, land acquisition, analyzing and securing financing, coordinating and managing the development team of architects, engineers and contractors, lease-up, property management and resident services.

- **Interfaith Shelter Network:** Interfaith Shelter Network provides a Rotational Shelter Program for homeless families and individuals at East County churches during the winter months.

Opportunities for Energy Conservation

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions.

The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency. Specifically, the City of La Mesa website is linked to the San Diego Gas & Electric (SDGE) Company website. SDGE provides an Energy Savings Assistance Program that is designed to help lower the monthly bill, while making the home more comfortable. Income qualified households can request SDG&E's authorized contractors to provide free:

- New, energy-efficient refrigerators, air conditioners, and lighting;
- New or repaired doors and windows;
- Microwaves, water heaters and high-efficiency clothes washers; and
- Insulation, weatherstripping and caulking to lower heating and cooling costs

Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2013-2020 Housing Element, the City of La Mesa has reviewed the housing programs adopted in 2005-2010 Housing Element (extended by law to cover through 2012) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table HE-51 summarizes the City's progress toward the previous RHNA and Table HE-52 provides a detailed program-level assessment of housing accomplishments over the last planning period.

Table HE-51. Summary of Quantified Objectives (2005-2010)

	New Construction (1/03-5/10)		Rehabilitation		Conservation/ Preservation		Rental Assistance		Home Purchase Assistance		Other Assistance	
	Obj.	Actual	Obj.	Actual	Obj.	Actual	Obj.	Actual	Obj.	Actual	Obj.	Actual
Very Low Income	89	14	0	0	198	198	10	0	0	0	75	0
Low Income	68	0	10	5	0	0	0	0	20	23	75	0
Moderate Income	75	21	0	0	0	0	0	0	10	0	0	0
Above Moderate Income	164	358	0	0	0	0	0	0	0	0	0	0
Total	396	393	10	5	198	198	10	0	30	23	150	0

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
Conserving and Improving Existing Affordable Housing			
1	Housing Rehabilitation	The Housing Rehabilitation Program provides loans and rebates to income-qualified households to correct Health and Safety Code violations and make essential repairs. The maximum loan limit is $50,000 with a minimum equity requirement of 10 percent.	Between 2005 and 2010, the City provided loans to 3 households. *Continued Appropriateness:* This program was funded with the City's CDBG and HOME funds. Due to the limited participation by residents and disproportionate program administration costs, the City discontinued this program as recommended by HUD. This program is removed from the 2013-2020 Housing Element.
2	Single-Family Acquisition and Rehabilitation	This program utilizes HOME funds to enable low-income (up to 80 percent of AMI) households to purchase their first homes. The City will use a non-profit agency to acquire and rehabilitate deteriorated single-family homes. Assistance will be provided in the form of a loan that is secured by a deed of trust. The rehabilitated homes will then be sold to income-qualified first-time homebuyers.	Between 2005 and 2010, the City was unable to acquire and rehabilitate single-family homes. This program was utilized once in the 2000-2005 Housing Element cycle. Subsequently, no other opportunity has materialized. It is unlikely that the City will undertake this type of program during the next cycle. All of the City HOME funding is committed to the first time home buyer program and staff resources are committed to other programs. *Continued Appropriateness:* This program will not be included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
3	West La Mesa Revitalization Area	The housing quality and living environment within the West La Mesa Revitalization Area are benefiting from a comprehensive revitalization strategy that consists of both infrastructure improvements and implementation of the City's Mixed-Use Strategic Implementation Plan. Capital improvements in this area, combined with mixed-use zoning along the transportation corridors in West La Mesa provide are stimulating private investment in housing within the neighborhood.	Between 2005 and 2010, the City completed a variety of infrastructure and capital improvements in the West End Revitalization Area, including street and sidewalk improvements and construction of a Boys and Girls Club building in Highwood Park. Several private sector housing projects resulted in new single family and multifamily housing within West La Mesa *Continued Appropriateness:* This program continues to make significant improvements within West La Mesa and is included in the 2013-2020 Housing Element.
4	Multi-Family Acquisition and Rehabilitation	A Comprehensive Neighborhood Revitalization Strategy could include acquisition and rehabilitation of deteriorated multi-family housing projects, with the goal of generating privately initiated improvements in some of the other complexes in the neighborhood. Under this program, the City/Agency would provide funds to a selected developer (typically a non-profit) to purchase a deteriorated multi-family rental property. The property would then be rehabilitated, with the options to combine some of the smaller units into larger family units, and/or converting the rental project into a condominium project. If the rehabilitated project is structured as for-sale housing, the City would assist qualified tenants in purchasing the units through its First-Time Homebuyer Assistance Program. Relocation assistance would be provided to existing tenants who have to be either temporarily or permanently relocated.	Between 2005 and 2010, the City did not complete any rehabilitation of multi-family housing units. As with the Single-Family Acquisition/Rehab program, the City has insufficient funding and staffing to implement this type of program. *Continued Appropriateness:* The City plans to combine the Single Family Acquisition and Rehabilitation and Multi-Family Acquisition and Rehabilitation program into a single housing acquisition rehab program.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
5	Enforcement of Uniform Housing Code	The La Mesa Building Inspection Division works in conjunction with the San Diego County Department of Environmental Health to perform code enforcement on the City's housing stock. The County implements an aggressive code enforcement program addressing substandard housing conditions among apartment houses and hotels in La Mesa. The City's Building Inspection Division performs code enforcement on a complaint basis throughout the City.	Between 2005 and 2010, the La Mesa Building Inspection Division continued to inspect and facilitate code corrections of the City's housing stock. *Continued Appropriateness:* This program represents a key component to the City's strategy for maintaining and improving its housing stock. It is included in the 2013-2020 Housing Element.
6	Preservation of Historic Housing	The City of La Mesa dates to the early 1900s. Neighborhoods adjacent to downtown and throughout the City have examples of housing units dating to that period. In the early 1980s the City conducted a survey of historic resources that resulted in an inventory identifying over 375 structures and sites that merit inclusion based on age, architecture and local history. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for "Mills Act" property tax relief. The Historic Preservation program supports the continued viability of the City's older housing stock and provides a means of making ownership of old homes more cost effective.	Between 2005 and 2010, the City assisted 16 homeowners with applications for Landmark Status and Mills Act property tax relief. *Continued Appropriateness:* This program remains a key component to the City's overall strategy for maintaining and improving its housing stock. It is included in the 2013-2020 Housing Element. The City will initiate a program to update the inventory to identify Mid-Century Modern structures that could be included in the Landmark/Mills Act program.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
7	Conservation of Existing and Future Affordable Units	Between July 1, 2005 and June 30, 2015, one federally assisted housing project in La Mesa is at-risk of converting to market rate housing. Murray Manor has 198 units that could convert to market rate as early as May 31, 2005, if the property owner's chooses to forgo the annual Section 8 renewal process. The City of La Mesa will work with property owners, interest groups and the State and Federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.	The City continued to monitor the status of the 198 at-risk units at Murray Manor. *Continued Appropriateness:* The City will continue to monitor its affordable housing stock. This program is included in the 2013-2020 Housing Element.
8	Housing Choice Voucher (Section 8) Rental Assistance	The Section 8 rental assistance program extends rental subsidies to very low-income (up to 50 percent of area median income) family and elderly, which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.	Between 2005 and 2010, the City continued to rely on the San Diego County Housing Authority to administer the Housing Choice Voucher (formerly known as the Section 8 Rental Assistance Program) and support the County Housing Authority's applications for additional Section 8 allocations. As of July 1, 2011 over 900 La Mesa Households are beneficiaries of the Housing Choice Voucher program. *Continued Appropriateness:* The Housing Choice Voucher program represents a key housing assistance program for extremely low (households earning up to 30 percent of the AMI) and very low income households. This program is included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
9	Rental Assistance for Low-Income Households	Due to the strong market conditions, the price of home-ownership continues to rise in La Mesa. As such, providing affordable housing opportunities through the single-family acquisition and rehabilitation program and first-time homebuyer program may prove to be financially infeasible (home prices may exceed the limits established by HUD or the financial means of lower income households even with public assistance). In addition, future funding of the Section 8 program is not certain. As an alternative, this program will provide rental assistance to very low-income households (up to 50 percent of AMI). These households are typically most impacted by overcrowding and overpayment issues.	Between 2005 and 2010, the City did not utilize any programs to provide families with rental assistance. *Continued Appropriateness:* This program requires significant funding and staffing commitments. This program is not included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
10	Senior Shared Housing	The City of La Mesa contributes a portion of its CDBG funds towards a shared housing program which assists homeowners in locating roommates to share existing housing in the community. The program is administered by Center for Social Advocacy. Services offered include information and referral, outreach, client counseling, placement and follow-up. The Center for Social Advocacy will continue to conduct educational outreach, including public service announcements, distribution of brochures, and public speaking engagements in attempts to increase the number of households they are able to assist through roommate matches. The City of La Mesa will continue to assist in program outreach efforts for the shared housing program through advertisements in the City newsletter, and placement of program brochures in key community locations.	Between 2005 and 2010, the City provided financial assistance for the shared housing program to match 34 homeowners and home seekers. *Continued Appropriateness:* There remains a significant need for affordable housing in the community. Shared housing is a cost effective program to meet this need. This program is included in the 2013-2020 Housing Element. However, if the level of CDBG funding received by the City continues to decline, the City will reconsider funding for all CDBG funded public services, including this program.
Provision of Adequate Sites			
11	Land Use and Urban Design Development	The Land Use and Urban Design Element of the La Mesa General Plan designates more than half of the City's land inventory for residential uses. A variety of residential types are provided for in La Mesa, ranging from 3 to 40 dwelling units per acre, with higher densities achievable through the State's density bonus provisions	The City continued to implement the Land Use and Urban Design Element and make sites available for higher density residential development. *Continued Appropriateness:* The City is in the process of updating its General Plan. The City will ensure adequate sites are available to accommodate its Regional Housing Needs Allocation for the new planning period. This program is included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
12	Sites for Emergency Shelters and Transitional Housing	The City will revise the Zoning Ordinance to specifically identify transitional housing and emergency shelters in the definition of "community care facilities" to ensure that adequate sites are available for emergency shelters and transitional housing.	The City has not yet revised its Zoning Ordinance to address emergency shelters and transitional housing. However, no applications for this type of housing were received. *Continued Appropriateness:* To comply with new State law, the 2013-2020 Housing Element includes a program to revise its Zoning Ordinance to address the provision of emergency shelters and transitional housing within one year of the adoption of the Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
Assist in the Development of Affordable Housing			
13	Facilitate Development of Higher Density Housing	In an urbanized area like La Mesa, land represents a significant cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of dwelling units per acre of land. Increased density generally results in a lower land cost per unit, and greater unit affordability. As a means of reducing residential land costs, La Mesa will encourage development at the upper end of its residential density ranges, particularly in targeted areas such as the mixed use districts along the City's transit corridors.	The City facilitated higher density infill housing development in targeted areas of the City through the Mixed-Use Overlay Zone (MUOZ) and continued to provide information to the public to identify target infill areas and outline available incentives. Since 2005, 30 residential units in mixed use projects have been constructed within the MUOZ area. In addition 527 apartment units were constructed at the Grossmont Trolley Station site at a density of approximately 67 units per acre. Approval for 64 units in mixed use projects was completed as the economy began to falter. The City anticipates renewed interests in mixed use developments once the housing market and economy recover. *Continued Appropriateness:* Mixed use is the City's key strategy for accommodating new housing in the community. This program is included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
14	Land Assemblages and Write-Down	The City is authorized to utilize CDBG and HOME, funds to write-down the cost of land for the development of low and moderate-income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for a private developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.	Between 2005 and 2010, the City did not provide any land write-downs for residential projects. The City Redevelopment Agency (RDA) purchased from the City the site of the former Police Station. As a result, this site is well positioned for a mixed use affordable housing project when the housing market recovers. *Continued Appropriateness:* Land cost typically represents a significant portion of the overall development costs of affordable housing. As funding is available, the City will continue to assist in the development of affordable housing through land write-down and assemblage. This program is included in the 2013-2020 Housing Element.
15	Affordable Housing Development Incentives	The City has adopted a policy to facilitate the development of affordable housing for seniors and persons with disabilities. This policy provides for flexibility in development standards for housing for seniors and persons with disabilities through a specific plan process. Through the specific plan process, developers proposing to build housing for seniors and persons with disabilities are eligible for increases above the base density, as well as reduced development standards including parking and open space requirements as described in the Land Use Element. The package of development incentives provided is worked out on a case-by-case basis.	Between 2005 and 2010, the City did not provide any incentives for the development of affordable housing units for seniors and people with disabilities through implementation of the specific plan process. Incentives offered include: *Continued Appropriateness:* The City will continue to promote affordable housing development. This program is included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
16	First-Time Homebuyer Downpayment and Closing Cost Assistance	This program utilizes HOME funds to assist low-income (up to 80% of area median income) homebuyers in the purchase of their first single-family home. This program assists low and moderate-income homebuyers to purchase a single-family dwelling, townhouse or condominium citywide. The program makes available three percent interest loans up to $70,000, which is used to pay for the downpayment. The loans are secured by a deed of trust, with the interest deferred until repayment of the loans.	Between 2005 and 2010, the City assisted 15 first-time homebuyers. *Continued Appropriateness:* The City will continue to offer homeownership opportunities for lower income households. This program is included in the 2013-2020 Housing Element.
17	Mortgage Credit Certificate (MCC)	MCCs are certificates issued to income-qualified first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required.	Between 2005 and 2010, the City provided no MCCs. *Continued Appropriateness:* The City is not participating in this program because a funding source to pay the required fee has not been identified. This program is not included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
18	Non-Profit or For-Profit Housing Development Corporation	The City will continue to maintain a list of affordable housing developers for purposes of soliciting their involvement in development projects in La Mesa. The City has issued a Request for Proposal (RFP) to solicit the participation of a qualified Community Housing Development Organization (CHDO) to work with the City to provide affordable housing opportunities. Participation of developers will continue to be solicited through the RFP process. The City will also participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. The City will assist and support developers of housing for lower-income households with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.	The City continued to augment and refine its list of non-profit developers for purposes of soliciting their involvement in affordable housing development in the City. *Continued Appropriateness:* If an opportunity materializes, the City will partner with nonprofit affordable housing developers. This program is included in the 2013-2020 Housing Element.
Removal of Governmental Constraints to Housing Development			
19	Fees for Development Services	Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. On a case-by-case basis, as part of a negotiated affordable housing development agreement, the City may consider granting a partial fee waiver or paying a portion of the project fees to facilitate the development and/or rehabilitation of housing units affordable to lower income households.	During the prior period the City did not waive the development fees for any housing development. The City's fees are set at a level not to exceed cost recovery and the City Council has not reduced or waived any fees. *Continued Appropriateness:* The City continues to consider fee waivers or reductions as an incentive for affordable housing development. The decision to waive any city imposed fee rests with the City Council. This program is included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
20	Accessory Dwelling Units	California law requires local jurisdictions to permit the construction of Accessory Dwelling Units (ADU's) without requiring a Conditional Use Permit. The City amended the zoning ordinance in October of 2003 to implement the new State law, removing the requirement for a conditional use permit. With the removal of the conditional use permit requirement, there has been little increased demand for applications for accessory dwelling units. Other requirements in the zoning ordinance could be limiting the ability of homeowners to add accessory dwelling units to their property. The City will review the requirements for accessory units, to determine if additional changes could be made to increase the utility of the accessory dwelling unit provisions.	Between 2005 and 2010, the City approved the development of three second units. *Continued Appropriateness:* The City will review the accessory unit provisions. This program is included in the 2013-2020 Housing Element.
21	Reasonable Accommodation	Although existing City practice and custom provide reasonable accommodation for housing intended for persons with disabilities, the City does not have a formal policy or procedure for processing such requests. The City will establish a formal policy or procedure for processing requests for reasonable accommodation administratively.	The City has not yet established a reasonable accommodation procedure. Requests are reviewed on a case-by-case basis. *Continued Appropriateness:* This program is included in the 2013-2020 Housing Element. The City will amend the Zoning Ordinance within two years of the Housing Element adoption to address reasonable accommodation.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
Promote Equal Housing Opportunities			
22	Condominium Conversions	La Mesa strives to find a harmonious balance between affordable home ownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for households earning a minimum of 120 percent of MFI. However, the conversion of apartments to condominiums removes rental units from the City's housing stock and could impact lower-income households and households with other special housing needs. The City's current policy regarding condominium conversions is codified in Section 23.03.020 of the La Mesa Municipal Code. The number of rental units that can be converted to condominiums in La Mesa is limited to 50 percent of the annual average of the number of new apartments that were constructed in the preceding two fiscal years. Because limited apartment construction has occurred in La Mesa in the past decade, condominium conversions have not occurred.	Since adoption of the 2005-2010 Housing Element, the City reaffirmed the requirement that new apartment construction precede condominium conversion. With the completion of the Pravada/Alterra project of 527 apartment units there was a window of opportunity for conversion of apartments to condominiums. However, no interested converters applied to use the conversion program credits. *Continued Appropriateness:* The City will continue to monitor the housing market and ensure that condominium conversion does not significantly impact the City's affordable rental housing stock. This program is modified and included in the 2013-2020 Housing Element.

Table HE-52. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
23	Fair Housing Services	La Mesa contracts with Center for Social Advocacy to provide fair housing services in the City. This program promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, or disability. Center for Social Advocacy has focused on the education and training for property owners and managers. The agency also serves as an intermediary between complainant and the state and federal housing authorities.	The City continued to broadly disseminate information about fair housing rights via the web-site and information brochures at City and civic buildings. The City continued to implement the recommendations of the 2005 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI) and contract with a fair housing service provider to provide fair housing services to La Mesa residents. In 2010, the City participated in the regional effort to update the AI. *Continued Appropriateness:* The City will continue to implement the recommendations of the 2011 Regional AI. This program is included in the 2013-2020 Housing Element.

Housing Plan, Goals, and Policies

The Housing Plan presents the City's eight-year housing plan, which sets forth goals, policies, and programs to address the identified housing needs and other important housing issues. The City of La Mesa's Housing Plan for addressing the identified housing needs is detailed according to the following five areas:

- Maintenance and Preservation
- Provision of Adequate Sites
- Affordable Housing Opportunities
- Removal of Governmental Constraints
- Promote Equal Housing Opportunities

The City of La Mesa intends to implement the following goals and policies to address the community's identified housing needs.

Maintenance and Preservation

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the "life expectancy" of a dwelling unit including the quality of workmanship, age of building, type of construction, and deferred maintenance. The City's goal is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. As an older community with nearly half its housing stock over 30 years old, it is important that the City facilitates an ongoing housing maintenance program. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

Goal HE-1: High-quality and well-maintained residential neighborhoods.

Objective HE-1.1: **Ensure that existing residential neighborhoods are well-maintained.**

Policy HE-1.1.1: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in La Mesa.

Policy HE-1.1.2: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy HE-1.1.3: Utilize neighborhood revitalization strategies to focus financial resources and efforts in improving targeted neighborhoods.

Policy HE-1.1.4: Educate owners of historic properties on the benefits of home repair and remodeling using design and materials consistent with the character of their neighborhood.

Policy HE-1.1.5: Preserve "at-risk" affordable units through monitoring, working with potential nonprofit purchasers/managers, and exploring funding sources available to preserve the at-risk units.

Policy HE-1.1.6: Upgrade substandard infrastructure, such as storm drains and sidewalks, to benefit lower income neighborhoods.

Policy HE-1.1.7: Provide for condominium conversion that creates affordable ownership housing opportunity, while minimizing impact on the availability of rental housing opportunities for lower income households. Provide sufficient relocation assistance to tenants displaced by condominium conversion.

Objective HE-1.2: Ensure that new development enhances existing residential neighborhoods.

Policy HE-1.2.1: Continue to assess reasonable development fees on new residential units to finance necessary public improvements.

Policy HE-1.2.2: Encourage developers to provide street planting, landscaping, lighting, and underground utilities as part of any subdivision.

Policy HE-1.2.3: Continue to implement design review criteria that encourage high quality standards of design and materials in all residential developments.

Policy HE-1.2.4: Encourage cost effective energy efficient housing, including the use of passive systems, to decrease energy use.

Provision of Adequate Sites

The City of La Mesa encourages the production of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The provision of a balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, mixed-use residential/commercial), cost and style will allow the City to fulfill a variety of housing needs.

Goal HE-2: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.

Objective HE-2.1: Provide a variety of residential development opportunities in the City.

Policy HE-2.1.1: Provide a variety of residential development opportunities in the City, including single-family homes, townhomes, apartments, condominiums, and residential mixed use to fulfill regional housing needs.

Policy HE-2.1.2: Encourage the production of housing for all segments of the La Mesa population, including those with special needs and extremely low incomes.

Policy HE-2.1.3: Assist residential developers in identifying land suitable for housing development, such as opportunities for lot consolidation.

Policy HE-2.1.4: Encourage housing constructed expressly for lower and moderate income households not be concentrated in any single neighborhood of the City.

Policy HE-2.1.5: Encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to housing for handicapped persons.

Policy HE-2.1.6: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

Policy HE-2.1.7: Encourage the development of mixed-use residential projects along the City's transit corridors.

Policy HE-2.1.8: Facilitate infill housing developments to ensure the efficient use of land and a sustainable development pattern, as well as where smaller lots sizes are appropriate.

Affordable Housing Opportunities

The City recognizes the most cost-effective approach to providing affordable housing to its lower and moderate income households is to maintain a supply of permanent or long-term affordable housing units. The following policies are intended to expand the City's affordable housing inventory.

Furthermore, the option of home ownership has become a privilege in Southern California, which is often not available to lower and even moderate income households, particularly the first-time home buyers. While condominiums offer a relatively affordable home ownership option in La Mesa, the down payment serves as a barrier to many potential home-buyers.

Goal HE-3: Housing for lower income households, including ownership and rental opportunities for moderate-income households.

Objective HE-3.1 Facilitate the development of housing for lower and moderate income households.

Policy HE-3.1.1: Facilitate the development of lower and moderate income housing by offering developers incentives such as: 1) density bonuses; 2) City participation in on- and off-site public improvements; and 3) flexibility in zoning and development standards.

Policy HE-3.1.2: Encourage the development of housing for seniors and persons with disabilities by offering density bonuses and other zoning incentives, such as reduced parking requirements, and encourage such housing to be located within close proximity to community facilities and transportation services.

Policy HE-3.1.3: Monitor all regulations, ordinances, processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Objective HE-3.2 Assist in creating ownership and rental opportunities for moderate-income households.

Policy HE-3.2.1: Provide favorable home purchasing options to low and moderate income households using down payment assistance.

Policy HE-3.2.2: Increase homeownership in the City through education, availability, and affordability.

Removal of Governmental Constraints

Due to their unique circumstances, certain groups in the community require special assistance to attain decent and affordable housing. The following goals and policies address the special housing needs of the elderly, disabled, homeless, agricultural workers, and persons of lower and moderate income households, especially those of extremely low incomes. In addition to polices designed to increase the availability and adequacy of the City's affordable housing stock, it is important that support services are available that ensure efficient utilization of the housing stock. Of particular importance in La Mesa are housing related services for seniors, the disabled, and the homeless.

Goal HE-4: A City that mitigates potential governmental constraints to housing production and affordability.

Objective HE-4.1 Remove constraints to housing production and affordability.

Policy HE-4.1.1: Continue to support and actively market shared housing as an affordable housing option for seniors.

Policy HE-4.1.2: Continue to support and coordinate with social service providers and regional agencies to address the housing-related needs of La Mesa residents, particularly those with special needs.

Policy HE-4.1.3: Review and adjust as appropriate residential development standards, regulations, ordinances, and processing procedures that are determined to constrain housing development, particularly housing for lower and moderate income households and for persons with special needs.

Promote Equal Housing Opportunities

To make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

Goal HE-5: A City where all residents have an equal opportunity to reside in the housing of their choice.

Objective HE-5.1 Promote and support fair housing practices.

Policy HE-5.1.1: Prohibit discrimination in the sale or rental of housing with regard to race, color, religion, sex, familial status, marital status, disability/medical conditions, national origin, source of income, and sexual orientation.

Policy HE-5.1.2: Continue to further fair housing choices through actively expanding housing opportunities and removing impediments to fair housing.

Implementing Programs

The goals and policies outlined above address La Mesa's identified housing needs. These goals and policies are implemented through a series of housing programs offered by the City. This section describes the programs the City will carry out during the timeframe of the Housing Element. Each program identifies the specific steps needed to carry out the policies. Also provided under each program are the anticipated impacts (quantifiable objectives if feasible, target population), the responsible agencies, financing, and the schedule for completion. Table HE-53 at the end of this section summarizes the quantifiable objectives set forth for the various housing programs.

The following programs address a range of housing needs and represent a commitment by the City to address those needs in a responsible manner. The programs are designed to build upon one another; no single program should be perceived as the panacea for all the City's needs. Most of the programs are continued from the previous housing element cycle. Many of them are modified to reflect the changed market conditions or streamlined to offer flexibility in implementation.

Maintenance and Preservation

The majority of the City's housing stock is in good condition; however, given the age of the housing stock, a proactive housing code enforcement program and rehabilitation program is critical in addressing the issue of deferred maintenance.

Housing Acquisition and Rehabilitation Program

In the past, the City of La Mesa has operated a Housing Rehabilitation Program. However, this program generated very little interest with residents and the City discontinued this program in June 2010 due to funding limitations. To replace this program, the City plans to combine its Single-Family and Multi-Family Rehabilitation and Acquisition activities into a single program to ensure the quality and maintenance of its housing stock.

In the past, the City has utilized HOME funds to enable households earning up to 80 percent of median income to purchase their first homes. The City uses non-profit agencies to acquire and rehabilitate deteriorated single-family homes. Assistance is provided in the form of a loan that is secured by a deed of trust. The rehabilitated homes were then sold to income-qualified first-time homebuyers.

As part of the Comprehensive Neighborhood Revitalization Strategy, the City would include acquisition and rehabilitation of deteriorated multi-family housing projects, with the goal of generating privately initiated improvements in some of the other complexes in the neighborhood. The City will provide funds to a selected developer (typically a non-profit) to purchase a deteriorated multi-family rental property. The property would then be rehabilitated, with the options to combine some of the smaller units into larger family units, and/or converting the rental project into a condominium project. If the rehabilitated project is structured as for-sale housing, the City would assist qualified tenants in purchasing the units through its Downpayment and Closing Cost Assistance (DCCA) Program. Relocation assistance would be provided to existing tenants who have to be either temporarily or permanently located.

Time Frame and Objectives:

- Facilitate the acquisition and rehabilitation of two housing units annually (16 units over eight years).
- Contact qualified nonprofit housing developers annually to identify interest and opportunities for acquisition/rehabilitation, as well as potential funding sources.
- Continue to evaluate potential program options and the suitability of this program annually.

Responsible Agencies: Community Development Department
Financing: CDBG and HOME funds

Preservation of Historic Housing

The City of La Mesa dates to the early 1900s. Neighborhoods adjacent to downtown and throughout the City have examples of housing units that date to that period. The City conducted a survey of historic resources that resulted in an inventory over 375 structures and sites that merit inclusion based on age, architecture and local history. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for "Mills Act" property tax relief. The Historic Preservation program supports the continued viability of the City's older housing stock and provides a means of making ownership of old homes more cost effective.

Time Frame and Objectives:

- Assist homeowners with applications for Landmark Status annually.
- Continue to provide information on Mills Act incentives on City website and at public counters.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Enforcement of Uniform Housing Code

The La Mesa Building Inspection Division works in conjunction with the San Diego County Department of Environmental Health to perform code enforcement on the City's housing stock. The County implements an aggressive code enforcement program addressing substandard housing conditions among apartment houses and hotels in La Mesa. The City's Building Inspection Division performs code enforcement on a complaint basis throughout the City. Inspections are also done at the invitation of a property owner applying for rehabilitation financial assistance.

Time Frame and Objectives:

- Continue to enforce the Uniform Housing Code.
- Identify opportunities for acquisition/rehabilitation of housing units for lower and moderate income households.

Responsible Agencies: Community Development Department Building Inspection Division
Financing: Department funds

Preservation of At-Risk Housing

Within the January 1, 2013 through December 31, 2023 "at-risk" housing analysis period, two projects (Murray Manor and La Mesa Springs) are considered at risk of converting to market-rate housing. These projects offer 346 housing units, inclusive of 326 units that are affordable to lower income households. Both projects are at risk due to expiring Section 8 contracts. Detailed analysis on the potential conversion of this project into market-rate housing is provided earlier in this Housing Element. The City of La Mesa will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.

Time Frame and Objectives:

- Annually monitor the status of Murray Manor and La Mesa Springs, since both projects have the potential to lose their Section 8 subsidies due to discontinuation of the program at the federal level or opting out by the property owner.
- If there is an opportunity, due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing.
- Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are

eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.

Responsible Agencies: Community Development Department; U.S. Department of Housing and Urban Development (HUD); San Diego County Housing Authority
Financing: HUD Section 8 vouchers, other funding sources as available

Sustainable Building Program

In January 2006, the La Mesa City Council approved a sustainable building policy that was recommended by the Sustainable Building Task Force. The purpose of a Citywide policy on sustainable building is to demonstrate the City's commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. It is the intent of the City to adopt best design and management practices to reduce storm water run-off, water consumption, traffic congestion, energy consumption, and landfill waste. It is also the intent of the City to provide healthy working environments for its employees.

Under the new policy, the City of La Mesa will evaluate incorporation of sustainable building principles and practices into the planning, design, construction, management, renovation, operations, and decommissioning of all City facilities that are constructed and owned by the City. This does not include those projects already under construction prior to the adoption of this policy. All newly constructed or renovated City facilities and buildings are encouraged to meet a minimum LEED Silver rating and exceed current State of California Title 24 Energy Code requirements. Design and project management teams are encouraged to meet higher LEED rating levels.

The City has also established sustainable policies relating to purchasing, building maintenance and operation, City vehicles, education and outreach, and private development.

Time Frame and Objectives:

- Evaluate incentives to encourage sustainable building practices for new construction and rehabilitation of residential and mixed-use developments in 2012.
- Incorporate sustainable design principles and practices into the City's Design Guidelines for residential and mixed-use developments by 2013.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Condominium Conversions

La Mesa strives to find a balance between affordable homeownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for moderate income households (120 percent AMI). However, the conversion of apartments to condominiums removes rental units from the City's housing stock and could impact lower income households and households with other special housing needs. The City's current policy regarding condominium conversions is codified in Section 23.03.020 of the La Mesa Municipal Code. The number of rental units that can be converted to condominiums in La Mesa is limited to 50 percent of the annual average of the number of new apartments that were constructed in the preceding two fiscal years. Given the current market condition, condominium conversion activities are limited.

Time Frame and Objectives:

- Continue to implement the City's Condominium Conversion Ordinance.
- Monitor condominium conversion activities to ensure the ordinance provides adequate protection of the rental housing stock.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Provision of Adequate Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan designations.

Land Use and Urban Design Element

The Land Use and Urban Design Element of the La Mesa General Plan designates more than half of the City's land inventory for residential uses. A variety of residential types are provided for in La Mesa, ranging from 3 to 40 dwelling units per acre, with higher densities achievable through the State's density bonus provisions and City's senior housing policy.

Time Frame and Objectives:

- Annually monitor the City's land use inventory to ensure available capacity to meet the City's Regional Housing Needs Allocation (RHNA) of 1,722 units (430 extremely low/very low income units, 326 low income units, 302 moderate income units, and 664 above moderate income units).
- Assist developers in identifying available sites for residential and mixed-use developments.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Lot Consolidation Program

The City's Zoning Ordinance offers a key density incentive for lot consolidation. For the Mixed Use Urban zone, parcels up to 10,000 square feet are allowed a density of 30 units per acre while parcels with more than 10,000 square feet are allowed a density of 40 units

per acre. Such "graduated" density policy encourages consolidation of smaller parcels to achieve a 33-percent increase in density. The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory.

Time Frame and Objectives:

- Work with developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.
- Make the lot consolidation procedure easier to navigate by posting the procedure on the City website.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Affordable Housing Opportunities

New construction creates housing opportunity for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, provide a mechanism to facilitate private sector production of new affordable housing development.

Facilitate the Development of Higher Density Housing

In an urbanized area like La Mesa, land represents a significant cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of dwelling units per acre of land. Increased density generally results in a lower land cost per unit, and greater unit affordability.

As a means of reducing residential land costs, La Mesa will encourage development at the upper end of its residential density ranges, particularly in targeted areas such as the mixed use districts along the City's transit corridors. A key opportunity site for future residential/mixed use development is the Grossmont Center, consisting of two parcels and totaling 64.2 acres with a potential to accommodate 3,851 units.

Time Frame and Objectives:

- Contact qualified developers of high-density residential and mixed-use developments to discuss opportunities in the City. Facilitate the master planning of the Grossmont Center through actions such as expedited review and processing of development proposals and lot splits and updating the Grossmont Specific Plan. Work with qualified developers in their efforts to pursue State and federal funding, such as providing letters of support for funding application and assistance in compiling data and information needed for funding application.
- During pre-application meetings with developers, communicate the City's vision for sustainable development, particularly in the Mixed Use Urban district and other targeted neighborhoods for higher-density housing.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Land Assembly and Write-Downs

The City is authorized to utilize CDBG and HOME funds to write-down the cost of land for the development of lower and moderate-income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for a private developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

Time Frame and Objectives:

- Should a feasible opportunity arise, provide land write-downs for residential/mixed-use projects affordable to lower income households, especially if the projects include housing for extremely low income households.

Responsible Agencies: Community Development Department
Financing: CDBG and HOME

Affordable Housing Development Incentives

The City has adopted a policy to facilitate the development of affordable housing for seniors and persons with disabilities. This policy provides for flexibility in development standards for housing for seniors and persons with disabilities through a specific plan process. Through the specific plan process, developers proposing to build housing for seniors and persons with disabilities are eligible for increases above the base density, as well as reduced development standards including parking and open space requirements. The package of development incentives provided is worked out on a case-by-case basis.

Time Frame and Objectives:

- Continue to provide incentives for the development of affordable housing for senior and people with disabilities through implementation of the specific plan process.
- Develop appropriate incentives in 2013 to encourage affordable housing projects that include units for extremely low income households.
- Market incentives to housing developers via information on City website and at public counters.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Downpayment and Closing Cost Assistance (DCCA) Program

The DCCA Loan Program is a homeownership program designed to make funds available to low and very low-income households to help with the purchase of their first home within the City of La Mesa. This program provides supplemental financing in the form of a silent second trust deed loan, which means that a buyer must still qualify for a first mortgage through a qualified private lender but that the City will loan the buyer additional funds in the form of a second mortgage to make the purchase affordable to the buyer's income level. As of December 2011, the maximum loan amount is $70,000 but the actual amount available to the homebuyer will represent the amount needed to make an eligible property

affordable to a particular household. The actual loan amount will depend on several factors, including but not limited to, the borrower's household income, the purchase price of the property, and the amount of borrower's equity/assets contributed to the transaction. The DCCA program will assist with purchases of condominiums, townhomes, or single-family detached homes located anywhere within the municipal boundaries of the City of La Mesa.

Time Frame and Objectives:

- Assist three households annually (24 households over eight years).
- Continue to promote the DCCA program by posting information on City website, making brochures available to the public, and through occasional articles in the City's newsletter.

Responsible Agencies: Community Development Department and San Diego Housing Commission

Financing: HOME funds

Coordination with Housing Developers

Both non-profit and for-profit housing developers can promote, assist, or sponsor housing for lower and moderate income people. The following housing developers are active in East San Diego County in the area of affordable housing production:

- San Diego Interfaith Housing
- San Diego Community Housing Corporation
- Habitat for Humanity
- Mexican-American Anti-Poverty Advisory Committee (MAAC)
- Affirmed Housing Group
- Fairfield Residential LLC

The City will contact these developers periodically to identify and pursue affordable housing opportunities in the City.

Time Frame and Objectives:

- Maintain a list of affordable housing developers for purposes of soliciting their involvement in development projects in La Mesa.
- As funding permits, issue Request for Proposals (RFPs) to solicit the participation of a qualified Community Housing Development Organization (CHDO) to work with the City to provide affordable housing opportunities.
- Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.
- Assist and support developers of housing for lower-income households with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.

Responsible Agencies: Community Development Department
Financing: HOME funds

Housing Choice Vouchers (Section 8) Program

The Housing Choice Voucher (formerly known as Section 8) program extends rental subsidies to very low income (up to 50 percent of AMI) families and the elderly, who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment.

The City of La Mesa contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher 8 program. As of December 2011 over 900 La Mesa Households are beneficiaries of the Housing Choice Voucher program. Rental assistance is the most efficient way to serve the very lowest income households. The City will support the County Housing Authority in obtaining additional funding for this program.

Time Frame and Objectives:

- Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional allocations.
- Assist the Housing Authority in marketing the program to home seekers and property owners.

Responsible Agencies: San Diego County Housing Authority
Financing: HUD Housing Choice Vouchers

Shared Housing Program

The Center for Social Advocacy (CSA) offers a Shared Housing Program, which matches homeowners with those in need of affordable housing through a mutual exchange of money, services, or personal care for the homeowner. CSA recommends three arrangements:

- **Shared Housing:** the renter pays $450 per month plus utilities. The homeowner provides a bedroom and a shared common space. The renter may negotiate a lower rent in exchange of limited assistance. For example, the renter may be asked to cook, clean or drive.
- **Even Exchange:** The renter provides 20 hours, five days a week of household service. The homeowner provides a bedroom and shared common space. No money is exchanged between the renter and the homeowner.
- **Live-in:** The renter provides 24 hours, five days a week of personal care. The homeowner provides bedroom, shared common space, room/board and a compensation of $1,000 to $1,200 per month.

This program is provided free of charge for clients through the CSA. The agency screens all home-owners and live-in applicants and follows up during the first year of placement. Quarterly support, training, and educational seminars for care-giving live-ins are also provided. The City of La Mesa will continue to assist in program outreach efforts for the shared housing program through advertisements in the City newsletter, and placement of program brochures in key community locations.

Time Frame and Objectives:

- Continue to provide financial assistance for the shared housing program to match a minimum of five lower income persons annually (40 persons over eight years).
- Assist in marketing this program via City website and occasional articles in City newsletter.

Responsible Agencies: Center for Social Advocacy and Community Development Department

Financing: CDBG funds

Removal of Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

Housing for Special Needs Groups

Extremely low income households and households with special needs have limited housing options in La Mesa. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of La Mesa Zoning Ordinance does not specifically address the provision of such housing types. Pursuant to State law, the City will amend the Zoning Ordinance to address these housing options.

Time Frame and Objectives: Within <u>one year</u> of the adoption of the Housing Element, the City will amend the Zoning Ordinance to address the following:

- **Emergency Shelters:** The City has historically treated emergency shelters for the homeless as "residential care facilities" or "community care facilities" in the La Mesa Zoning Ordinance. Section 19.06 of the La Mesa Municipal Code also establishes the procedure for obtaining emergency temporary shelter permits. However, these provisions do not comply with current State law. The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to explicitly address emergency shelters. The City will permit homeless shelters by right, without discretionary review, within the General Commercial (C) and Neighborhood Commercial (CN) zones, consistent with State law. The City will establish development standards that will encourage and facilitate the development of emergency shelters. Emergency shelters will only be subject to development and management standards that apply to residential or commercial development in the

same zone except the City may apply written and objective standards for the following:

- Maximum number of beds;
- Off-street parking based upon demonstrated need;
- Size and location of on-site waiting and intake areas;
- Provision of on-site management;
- Proximity to other shelters;
- Length of stay;
- Lighting; and
- Security during hours when the shelter is open.

- **Transitional and Supportive Housing:** The City has historically treated transitional housing for the homeless as "residential care facilities" or "community care facilities" in the La Mesa Zoning Ordinance. Supportive housing is not expressly addressed in the Zoning Ordinance. The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development.

- **Single-Room Occupancy (SRO) Units:** The La Mesa Zoning Ordinance does not contain specific provisions for SRO units. The City will amend the Zoning Ordinance within one year of the adoption of the Housing Element to facilitate the provision of SROs, consistent with AB 2634 (Housing for Extremely Low Income Households) enacted in 2007.

- **Farmworker Housing:** The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in the R1E, R1R, R1S, and R1 zones. However, agricultural uses in these zones are accessory uses in the single-family zones with the agricultural products intended for consumption by the household. The City will amend the Zoning Ordinance to clarify the types of non-commercial agricultural activities allowable in the single-family zones as accessory uses.

- **Reasonable Accommodations:** The City of La Mesa does not have a separate process for review and approval of requests for reasonable accommodation with respect to zoning, permit processing or building laws. The City will amend the Zoning Ordinance to implement a formal reasonable accommodation procedure to address reasonable accommodation requests.

- **Accessory Units:** Currently, the City allows attached accessory units by right in the R1E, R1R, R1S, R1 and R1A zones. The City will explore the appropriateness of allowing detached accessory units.

Responsible Agencies: Community Development Department
Financing: Departmental budget

Fees for Development Services

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. On a case-by-case basis, as part of a negotiated affordable housing development agreement, the City may consider granting a partial fee waiver or paying a portion of the project fees to facilitate the development and/or rehabilitation of housing units affordable to lower income households.

Time Frame and Objectives:

- Consider granting a fee deferral, partial fee waiver, or paying a portion of the required fees to facilitate the development and rehabilitation of housing units affordable to lower income households, especially projects that include units for extremely low income households.

Responsible Agencies: Community Development Department
Financing: Deferral of City fees

Promote Equal Housing Opportunities

To make adequate provision for the housing needs of all economic segments of the community, the Housing Plan must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, disability/medical conditions, sexual orientation, or source of income.

Fair Housing Services

La Mesa takes steps to affirmatively further fair housing by contracting the services of a non-profit to provide fair housing services for the City. The City currently contracts with the Center for Social Advocacy (CSA) to provide fair housing services for its residents and housing professionals. The CSA focuses on education and training for property owners and managers and also serves as an intermediary between complainant and the State and federal housing authorities.

In 2010, the City, along with all other jurisdictions in San Diego County, participated in a regional Analysis of Impediments (AI) to Fair Housing Choice. The City will continue to implement the recommendations outlined in the AI.

Time Frame and Objectives:

- Continue to broadly disseminate information about fair housing rights via the website and informational brochures at city and civic buildings.
- Implement recommendations of the San Deign County Regional Analysis of Impediments to Fair Housing Choice (AI).
- Continue to contract with a service provider to provide fair housing services to La Mesa residents and housing professionals.

Responsible Agencies: Community Development Department
Financing: CDBG funds

Table HE-53. Summary of Quantified Objectives (2013-2020)

	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Above Moderate (>120% AMI)	Total
New Construction (RHNA)	215	215	326	302	664	1722
Units to be Preserved (At-Risk Housing)	163	163	--	--	--	326
Units to be Rehabilitated	4	6	6	--	--	16
Units to be Assisted						
DCCA	--	12	12	--	--	24
Housing Choice Vouchers	450	450	--	--	--	900
Shared Housing	15	15	10	--	--	40

Housing Element Appendix A: Public Outreach

Housing Element Workshop – August 25, 2011

Agencies Invited

The following agencies were on the City's mailing list to receive notification of public meetings regarding the Housing Element update. This list includes social service providers, housing advocates, housing professionals and developers, and other community groups.

- ACCION San Diego
- Affordable Housing Applications, Inc.
- AIDS Case Management
- Alpha Project for the Homeless
- Alzheimer's Association
- Apartment Owners Association
- Assn. of Retarded Citizen
- Association for Community Solutions (TACHS)
- At Your Home Services
- Barratt American Inc.
- Being Alive San Diego
- Black Chamber of Commerce
- Bradley Land Group
- Bridge Housing Corporation
- Building Industry Assn. of San Diego County
- CA Housing Partnership Corp
- California Housing Partnership Corp.
- Catholic Charities
- Catholic Community Services Dioceses of San Diego
- Center for Community Solutions
- Center for Social Advocacy
- Center for Social Support
- Challenge Center
- Chicano Federation of San Diego County, Inc.
- Christian Compassion Center
- CHW San Diego Office
- Citymark Development
- Commissioners on Handicapped
- Community Congress
- Community Research Foundation
- Council of Philippine Americans
- CRASH

- Crest Community Assn., Inc.
- Crisis House, Inc.
- Crossroads
- Darmor Development
- Denise E. Matthis Financial Services-California Realty and Funding
- Diamond Gateway Chamber of Commerce
- East County Council on Aging
- East County Economic Development Council
- East County Family YMCA
- East County Regional Chamber of Commerce
- East County San Diego Board of Realtors
- East San Diego County Association of REALTORS®
- ECEDC
- Ecumenical Council of SD/Interfaith Shelter Network
- Elder Help of San Diego
- Employment Support Project
- Episcopal Community Services
- Fairfield Residential LLC
- Fieldstone Communities, Inc
- First American Title
- First Management Associates
- Fisher-Webber Property Management
- Foreclosure Counseling
- Friends of Legal Aide
- George G. Glenner Alzheimer Family Centers
- Gifford Clinic
- Griswold Real Estate Management, Inc.
- Grossmont Center
- Grossmont Educational Fund
- Grossmont Partners & Loma Verde Inc.
- Grossmont/Cajon Valley League of Women Voters
- Heartland House
- Heartland Human Relations & Fair Housing Assn
- HHSA, Office of Resource Development
- High-Five America
- Hispanic Bible Church
- Hispanic Chamber of Commerce
- HomeStart
- House of Metamorphosis
- Housing Opportunities Inc
- Interfaith Council
- Interfaith Housing Assistance Corp

- Interfaith Shelter Network
- Isis Center
- Jewish Family Service of San Diego
- Jewish Family Services - Senior Services
- Kaiser La Mesa Medical Offices
- KB Home
- La Mesa Caring Council
- La Mesa Chamber of Commerce
- La Mesa Project 330, LC
- La Mesa Summit 15, L.P.
- La Mesa Village Merchants' Association
- Labor's Community Service Agency
- Latino Builders
- Legal Aid Society of San Diego, Inc
- Life Line Ministry
- Local Initiatives Support Corporation
- Lomas Investment Group, LLC
- Lucas & Mercier Development
- Lutheran Social Services
- McAlister Institute (ESG)
- Meal-On-Wheels
- Mental Health Systems, Inc.
- Mesa Valley Grove Senior Programs
- Metropolitan Area Advisory Committee Project (M.A.A.C.)
- Middle East Social Services
- MITE
- NAACP
- National Nine Inn
- Neighborhood House Assn.
- Neighborhood Opportunities Corp.
- Neilsen Development
- New Alternatives
- Nonprofit Federation for Housing & Comm. Dev.
- Office of AIDS Coordinator
- PACTO Latino
- Parducci Development, Inc.
- Pathfinders of San Diego, Inc.
- Presbyterian Crisis Center
- Real Estate Development
- Real Solutions for Children and Families
- Regional Task Force on the Homeless
- RESTORE, Inc.

- Reynolds Communities
- Robinson Development Inc.
- Roth Construction Corp.
- Rural Family Counseling Service
- S.D. Youth and Community Services
- Safe Harbor Transitional Housing
- San Diego Association of REALTORS®
- San Diego Community Housing Corp.
- San Diego East County Chamber of Commerce
- San Diego Food Bank
- San Diego Foundation
- San Diego Habitat for Humanity
- San Diego Home Loan Counseling
- San Diego Housing Federation
- San Diego Imperial County Labor's Council/Safe Neighborhood Program
- San Diego Interfaith Community
- San Diego Interfaith Housing Foundation
- San Diego Lighthouse Church
- San Diego Philanthropy
- San Diego State University
- San Diego Urban Economic Corporation
- SD Interfaith Housing Foundation
- SD Urban League's Urban Housing Corp
- Second Chance/Strive
- Self-Sufficient Teens and Families
- Senior Community Centers
- Seqoiya Property Management
- Share-A-Vision Foundation/Blind Recreation Center
- Shea Homes
- So. California Housing Development Corporation
- South Baltimore LLC
- Spring Valley Planning Group
- St. Vincent de Paul Village, Inc.
- Stepping Stone of San Diego, Inc.
- SVCC
- T.V. Enterprises
- The Access Center
- The ARC of San Diego
- The Diversity Group
- The Olson Company
- The Salvation Army
- The Tenants Legal Center of San Diego

- Townspeople, Inc.
- Turning Point Home
- Union of Pan Asian Communities
- United Way of San Diego County
- United Way/ Infoline
- VDOPA
- Vietnam Veterans of San Diego
- VOA - Carlton G Luhman Center
- Volunteers of America
- Wakeland Housing & Development Corp.
- Zephyr Partners

Comments Received

Participants of the community workshop were invited to provide input on the following questions and were asked to rank the responses to identify the top three issues/suggestions for each question.

- What types of housing services and programs would you like to see in La Mesa?
- What is the top housing issue in La Mesa?
- What types of housing are needed in La Mesa?
- Where are the appropriate areas for new housing in La Mesa?

Votes	What types of housing services and programs would you like to see in La Mesa?
6	Build up, not out, respecting mixed-use standards of four stories
4	Senior Housing complexes / Disability access
3	Affordable Units HUD
3	Granny Flats
3	Senior transportation – rides for neighbors

Votes	What is the top housing issue in La Mesa?
5 2	Park Station does not need to be 18-story bldg (make limit 4 stories) No need for more hotels (disagreement) need conference facility
4	Grossmont Center will take away jobs if it becomes housing/boutique shops. Make mixed-use.
3	Need for low income housing
3	How to attract more young families – jobs, schools, places to shop & play
3	More transit-oriented development

Votes	What types of housing are needed in La Mesa?
5	Maintain current height restrictions, in general Specifically, not over 4 stories at Park Station (El Cajon & Baltimore)
3	Housing for the handicapped
3	Non-traditional family housing – shared housing, students
2	Replace decayed commercial with "green" multi-family units
2	Encourage residential designs that can be converted for aging in-place
2	Housing appropriate for developmentally disabled persons

Votes	Where are the appropriate areas for new housing in La Mesa?
7	Revitalization of older, decayed businesses as well as housing along University Ave, El Cajon Blvd, Spring St, Nebo Dr, Date Ave, older corridors
3	Along transit corridors – near transit & services – walkable for non-auto households
2	Grossmont Center – OK for mixed-use but don't get rid of retail

Housing Developer Interviews

Reynolds Communities
1908 Friendship Dr. #A
El Cajon, CA 92020-1129

Contact: Neal Reynolds, VP

Projects in La Mesa: In 2007, Reynolds Communities completed the Belvedere, a project comprised of 21 detached three-story, single-family homes in La Mesa, affordably priced from the mid-$400,000s with up to 1,423 square feet of living space.

Developer Comments: Mr. Reynolds stated City staff was efficient and responsive. Obstacles to development in the City are the same as those that plague developers in any municipality. Specifically, Mr. Reynolds stated the permitting process was lengthy. For his 21-unit project, Mr. Reynolds estimated the permitting and approval process took just under one year, from the submittal of building plans to the start of actual construction. Mr. Reynolds did note, however, that this was standard for any jurisdiction and that the permitting process in La Mesa was actually much quicker than in other jurisdictions he had worked with (which include the City and County of San Diego).

Bradley Land Group
457 Glencrest Drive
Solana Beach, CA 92075

Contact: Brad Tuck, President

Projects in La Mesa: Bradley Land Group is currently in the process of developing mixed-use projects in the City of La Mesa. The projects are higher density residential projects with ground floor retail components fronting El Cajon Boulevard.

Developer Comments: Mr. Tuck has worked in communities all over the state of California and found the City of La Mesa's staff to be efficient, cooperative and easy to work with. He commented that the City's small size meant that bureaucracy was minimal and the staff was accessible. Mr. Tuck noted the staff seemed open to new and different ideas and were not obstructionist in the least. He did not identify any obstacles to development that were specific to the City of La Mesa and stated that his experience with the City had been more positive than those he has had with other jurisdictions.

Roth Construction Corporation
4850 Talmadge Park Row
San Diego, CA 92115

Contact: Jim Roth

Projects in La Mesa: Roth Construction Corporation completed the Talmadge Condominium project in La Mesa in 2007. The development consisted of 30 three bedroom condominiums as well as some minor commercial remodeling.

Developer Comments: Mr. Roth stated that compared to other jurisdictions, the City of La Mesa was very easy to work with, easily accessible and very competent. He stated that the only notable complication with building in the City was its Design Review Board. The design review process was an additional step in an already lengthy planning process. Mr. Roth estimates that for his 30-unit development, the entire approvals process (including design review) took approximately 8-9 months, which was comparable to other jurisdictions but still time consuming. He noted the Design Review Board was not unreasonable and made suggestions within reason. Mr. Roth was also sympathetic to the fact that their intent was simply to ensure high quality development within the City. Overall, Mr. Roth had a positive experience working with the City of La Mesa and his only suggestion to the City was to look into ways of streamlining the approvals and design review process.

Zephyr Partners
11750 Sorrento Valley Road #130
San Diego, CA 92121

Contact: Chris Dahrling, Development Director

Projects in La Mesa: Zephyr Partners is in the process of developing the Mesa del Sol project, a 36-unit single-family development in the City of La Mesa. The project is currently under construction.

Developer Comments: Mr. Dahrling has a positive working relationship with the City of La Mesa. He stated City staff was accessible, friendly and easy to work with. Mr. Dahrling noted the additional step in the City's approval process of getting approval from the Design Review Board, but he stated that this step went rather quickly. For his 36-unit project, Mr. Dahrling estimates the entire design review process took six to eight weeks and that most of the review focused on the exterior design of his project. Overall, Mr. Dahrling's experience with the City was very positive but his one suggestion would be to have a single contact

person from the City assigned to each development project to enhance efficiency. Currently, developers deal with multiple City staff persons in charge of different aspects of the project (i.e. engineering, planning, etc) and it may be more efficient to have a single staff member handling all aspects of a development so there is no overlap of requests or unexpected delays.

Darmor Development
PO Box 3337
La Mesa, CA 91944-3337

Contact: Bob Spriggs, President

Projects in La Mesa: Darmor Development completed two planned residential development projects in La Mesa in 2001 and 2004.

Developer Comments: Mr. Spriggs has developed projects all over San Diego County and as far as local jurisdictions go, he states that his experience in La Mesa has been a very good one. He noted that the approval process was similar to those in neighboring cities and he estimates the entire process lasted just under one year for each project. For the most part, Mr. Spriggs felt City staff was approachable and easy to work with. He noted that, for his projects, what he found to be most difficult was complying with the City's off-site improvements requirements. Mr. Spriggs found the process of getting bonds exonerated to be very difficult and his suggestion to the City would be for staff to review the bond exoneration process. He suggests possibly incorporating a "hold back" or granting partial releases to make things easier on future developers.

Fairfield Residential, LLC
5510 Morehouse Dr. Suite 200
San Diego, CA 92121

Contact: Brendan Hayes, Vice President

Projects in La Mesa: Fairfield Residential recently completed the 527-unit Alterra at Grossmont Trolley development in 2010. Eighty of these units were set aside as affordable for lower and moderate income households. The City of La Mesa assisted in the development of these apartments with redevelopment set-aside funds.

Developer Comments: Mr. Hayes had a positive experience working with the City of La Mesa. He stated that most likely due to its size, the City was exceptionally fast and efficient. The project that Fairfield completed was quite a large development and not in keeping with most of the City, which consists primarily of single-family neighborhoods, however, since the project was located at a trolley station, the developers were able to utilize the City's flexible design standards for transit oriented development. As a part of Fairfield, Mr. Hayes has worked all over the country and would put La Mesa in the top ten percent of all local jurisdictions he has worked with. He noted that City staff seemed to be very in sync and there seemed to be very good communication between the Planning staff, and the City Manager's office.

Housing Element Appendix B: Vacant Sites Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
49518214	Rural Residential	R1E	2	0.412	Vacant		1	yes	none
49519009	Rural Residential	R1E	2	0.968	Vacant	a	1	yes	none
49519020	Rural Residential	R1E	2	0.467	Vacant	a	1	yes	none
49642002	Rural Residential	R1E	2	1.073	Vacant		2	yes	none
49180028	Rural Residential	R1E	2	0.408	Vacant		1	yes	none
49642017	Rural Residential	R1E	2	1.000	Vacant		2	yes	none
49950001	Semi-Rural Residential	R1R	3	0.540	Vacant		1	yes	none
49952330	Semi-Rural Residential	R1R	3	0.942	Vacant		2	yes	none
49949245	Semi-Rural Residential	R1R	3	0.463	Vacant	b	1	yes	none
49949246	Semi-Rural Residential	R1R	3	0.509	Vacant	b	1	yes	none
49949248	Semi-Rural Residential	R1R	3	0.669	Vacant	b	2	yes	none
49949223	Semi-Rural Residential	R1R	3	0.401	Vacant		1	yes	none
	Semi-Rural Residential	R1R	3	0.296	Vacant		1	yes	none
49950091	Semi-Rural Residential	R1R	3	0.672	Vacant		2	yes	none
47535106	Suburban Residential	R1S	4	0.093	Vacant	c	0	yes	none
47535119	Suburban Residential	R1S	4	0.138	Vacant	c	0	yes	none
47535125	Suburban Residential	R1S	4	0.211	Vacant	c	1	yes	none
47535116	Suburban Residential	R1S	4	0.214	Vacant	c	1	yes	none
47535124	Suburban Residential	R1S	4	0.130	Vacant	c	0	yes	none
47535123	Suburban Residential	R1S	4	0.038	Vacant	c	0	yes	none
47535113	Suburban Residential	R1S	4	0.015	Vacant	c	0	yes	none
47535112	Suburban Residential	R1S	4	0.081	Vacant	c	0	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
47564028	Suburban Residential	R1S	4	0.434	Vacant	c	1	yes	none
47528010	Suburban Residential	R1S	4	5.773	Vacant	d	17	yes	none
47528007	Suburban Residential	R1S	4	1.393	Vacant	d	4	yes	none
47528006	Suburban Residential	R1S	4	1.187	Vacant	d	4	yes	none
47529006	Suburban Residential	R1S	4	0.733	Vacant	d	2	yes	none
47529005	Suburban Residential	R1S	4	0.889	Vacant	d	3	yes	none
49547052	Suburban Residential	R1S	4	0.226	Vacant		1	yes	none
49537204	Suburban Residential	R1S	4	0.179	Vacant		1	yes	none
49532035	Suburban Residential	R1S	4	0.503	Vacant	e	2	yes	none
49532039	Suburban Residential	R1S	4	0.388	Vacant	e	1	yes	none
49532040	Suburban Residential	R1S	4	0.515	Vacant		2	yes	none
49533205	Suburban Residential	R1S	4	0.240	Vacant		1	yes	none
49533229	Suburban Residential	R1S	4	0.454	Vacant		1	yes	none
49517305	Suburban Residential	R1S	4	0.987	Vacant		3	yes	none
49509015	Suburban Residential	R1S	4	0.613	Vacant		2	yes	none
49179010	Suburban Residential	R1S	4	0.267	Vacant	f	1	yes	none
49179011	Suburban Residential	R1S	4	0.032	Vacant	f	0	yes	none
49126010	Suburban Residential	R1S	4	0.295	Vacant	g	1	yes	none
49126009	Suburban Residential	RB	4	0.170	Vacant	g	1	yes	none
49123017	Suburban Residential	RB	4	0.519	Vacant	g	2	yes	none
49040405	Suburban Residential	R1S	4	0.288	Vacant		1	yes	none
49451202	Suburban Residential	R1S	4	0.443	Vacant		1	yes	none
49452117	Suburban Residential	R1S	4	0.318	Vacant		1	yes	none
49525018	Suburban Residential	R1S	4	0.217	Vacant		1	yes	none
49516028	Suburban Residential	R1S	4	0.241	Vacant		1	yes	none
49474106	Suburban Residential	R1S	4	0.548	Vacant		2	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
49949110	Suburban Residential	R1S	4	0.623	Vacant		2	yes	none
49470028	Suburban Residential	R1S	4	0.307	Vacant	h	1	yes	none
49470027	Suburban Residential	R1S	4	0.291	Vacant	h	1	yes	none
49471222	Suburban Residential	R1S	4	0.347	Vacant		1	yes	none
49903049	Suburban Residential	R1S	4	0.260	Vacant		1	yes	none
49901002	Suburban Residential	R1S	4	4.285	Vacant	i	13	yes	none
49901003	Suburban Residential	R1S	4	2.689	Vacant	i	8	yes	none
47560019	Suburban Residential	R1S	4	0.538	Vacant	i	2	yes	none
49901004	Suburban Residential	R1S	4	5.390	Vacant	i	16	yes	none
47556207	Suburban Residential	R1S	4	0.222	Vacant		1	yes	none
47522214	Suburban Residential	R1S	4	0.939	Vacant		3	yes	none
49473036	Suburban Residential	R1S	4	0.238	Vacant		1	yes	none
49919126	Suburban Residential	R1S	4	0.366	Vacant	j	1	yes	none
49917126	Suburban Residential	R1S	4	0.749	Vacant	j	2	yes	none
49917128	Suburban Residential	R1S	4	1.027	Vacant	j	3	yes	none
	Suburban Residential	R1S	4	2.388	Vacant	j	7	yes	none
49917133	Suburban Residential	R1S	4	0.377	Vacant	j	1	yes	none
	Suburban Residential	R1S	4	0.867	Vacant	j	3	yes	none
49434023	Suburban Residential	R1S	4	0.222	Vacant		1	yes	none
49448104	Suburban Residential	R1S	4	0.247	Vacant	k	1	yes	none
49448105	Suburban Residential	R1S	4	0.312	Vacant	k	1	yes	none
49449311	Suburban Residential	R1S	4	0.177	Vacant		1	yes	none
49447314	Suburban Residential	R1S	4	0.428	Vacant		1	yes	none
49447207	Suburban Residential	R1S	4	0.523	Vacant		2	yes	none
47562132	Suburban Residential	R1S	4	0.699	Vacant		2	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
49040361	Suburban Residential	R1S	4	0.264	Vacant	l	1	yes	none
49040362	Suburban Residential	R1S	4	0.271	Vacant	l	1	yes	none
49515151	Suburban Residential	R1S	4	0.588	Vacant		2	yes	none
47563119	Suburban Residential	R1S	4	1.365	Vacant		4	yes	none
49921116	Suburban Residential	R1S	4	0.456	Vacant		1	yes	none
49913022	Suburban Residential	R1S	4	0.474	Vacant		1	yes	none
	Suburban Residential	R1S	4	0.233	Vacant		1	yes	none
49476030	Suburban Residential	R1S	4	0.250	Vacant		1	yes	none
49040354	Suburban Residential	R1S	4	0.453	Vacant		1	yes	none
	Suburban Residential	R1S	4	0.221	Vacant		1	yes	none
	Suburban Residential	R1S	4	0.370	Vacant	m	1	yes	none
	Suburban Residential	R1S	4	1.313	Vacant	m	4	yes	none
	Suburban Residential	R1S	4	0.383	Vacant	m	1	yes	none
46933071	Urban Residential	R1	10	0.137	Vacant		1	yes	none
47530117	Urban Residential	R1	10	0.057	Vacant	n	0	yes	none
47530116	Urban Residential	R1	10	0.149	Vacant	n	1	yes	none
46849116	Urban Residential	R1	10	0.072	Vacant	o	1	yes	none
46849124	Urban Residential	R1	10	0.340	Vacant	o	3	yes	none
47414417	Urban Residential	RB	10	0.147	Vacant		1	yes	none
47435305	Urban Residential	R1	10	0.448	Vacant		3	yes	none
47518006	Urban Residential	R1	10	0.824	Vacant		6	yes	none
47530170	Urban Residential	R1	10	0.192	Vacant	p	1	yes	none
47530172	Urban Residential	R1	10	0.239	Vacant	p	2	yes	none
48649126	Urban Residential	R1	10	0.128	Vacant		1	yes	none
49487126	Urban Residential	R1	10	0.505	Vacant		4	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
47044138	Urban Residential	R1	10	0.223	Vacant	q	2	yes	none
47044139	Urban Residential	R1	10	0.233	Vacant	q	2	yes	none
47044110	Urban Residential	R1	10	0.168	Vacant		1	yes	none
47045027	Urban Residential	R1	10	0.473	Vacant		4	yes	none
47040402	Urban Residential	R1	10	0.286	Vacant		2	yes	none
47038220	Urban Residential	R1	10	0.218	Vacant	r	2	yes	none
47038256	Urban Residential	R1	10	0.170	Vacant	r	1	yes	none
47055202	Urban Residential	R1	10	0.158	Vacant		1	yes	none
47054205	Urban Residential	R1	10	0.136	Vacant		1	yes	none
47047101	Urban Residential	R1	10	0.234	Vacant		2	yes	none
49466120	Urban Residential	R1	10	0.187	Vacant		1	yes	none
46955117	Urban Residential	R1	10	0.251	Vacant		2	yes	none
46942024	Urban Residential	R1	10	0.289	Vacant		2	yes	none
46942018	Urban Residential	R1	10	0.086	Vacant		1	yes	none
46925041	Urban Residential	R1	10	0.438	Vacant	s	3	yes	none
46925056	Urban Residential	R1	10	0.210	Vacant	s	2	yes	none
46926058	Urban Residential	R1	10	0.084	Vacant		1	yes	none
46918016	Urban Residential	R1	10	0.160	Vacant		1	yes	none
46948010	Urban Residential	R1	10	0.867	Vacant		7	yes	none
46928216	Urban Residential	R1	10	0.267	Vacant		2	yes	none
47036106	Urban Residential	R1	10	0.123	Vacant		1	yes	none
47032021	Urban Residential	R1	10	0.219	Vacant	t	2	yes	none
47031006	Urban Residential	R1	10	0.685	Vacant	t	5	yes	none
47031008	Urban Residential	R1	10	0.438	Vacant	t	3	yes	none
46431017	Urban Residential	R1	10	0.183	Vacant		1	yes	none
46431026	Urban Residential	R1	10	0.288	Vacant		2	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
	Urban Residential	R1	10	0.134	Vacant		1	yes	none
49416008	Urban Residential	R1	10	0.140	Vacant		1	yes	none
49417011	Urban Residential	R1	10	0.105	Vacant		1	yes	none
49443213	Urban Residential	R1	10	0.122	Vacant	u	1	yes	none
49443214	Urban Residential	R1	10	0.126	Vacant	u	1	yes	none
49443219	Urban Residential	R1	10	0.146	Vacant		1	yes	none
46440117	Urban Residential	R1	10	0.451	Vacant		3	yes	none
49420221	Urban Residential	R1	10	0.060	Vacant	v	0	yes	none
49420205	Urban Residential	R1	10	0.046	Vacant	v	0	yes	none
49420203	Urban Residential	R1	10	0.052	Vacant	v	0	yes	none
49482006	Urban Residential	R1	10	0.226	Vacant		2	yes	none
46448001	Urban Residential	R1	10	2.322	Vacant		17	yes	none
47026213	Urban Residential	R1	10	0.182	Vacant		1	yes	none
49409114	Urban Residential	R1	10	0.284	Vacant		2	yes	none
48552107	Urban Residential	R1	10	0.135	Vacant		1	yes	none
47066248	Urban Residential	R1	10	0.372	Vacant	w	3	yes	none
47066247	Urban Residential	R1	10	0.387	Vacant	w	3	yes	none
48649327	Urban Residential	R1	10	0.252	Vacant		2	yes	none
47061412	Urban Residential	R1	10	0.138	Vacant		1	yes	none
46448014	Urban Residential	C	10	6.387	Vacant		48	yes	none
46448014	Urban Residential	R1	10	1.814	Vacant		14	yes	none
49445316	Restricted Multiple Unit Residential	R2	14	0.168	Vacant		2	yes	none
49021029	Restricted Multiple Unit Residential	R2	14	0.562	Vacant		6	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
47058224	Restricted Multiple Unit Residential	R2	14	0.196	Vacant		2	yes	none
49028308	Restricted Multiple Unit Residential	R2	14	0.138	Vacant		1	yes	none
47049227	Multiple Unit Residential	R1	23	0.337	Vacant	x	6	yes	none
47049226	Multiple Unit Residential	R1	23	0.138	Vacant	x	2	yes	none
47535214	Multiple Unit Residential	R3	23	0.112	Vacant		2	yes	none
46902012	Multiple Unit Residential	R3	23	1.733	Vacant		30	yes	none
47003216	Mixed Density Residential	RB	23	0.057	Vacant		1	yes	none
47003103	Mixed Density Residential	R1	23	0.146	Vacant		3	yes	none
47020021	Mixed Density Residential	R2	23	0.155	Vacant		3	yes	none
47020034	Mixed Density Residential	R2	23	0.071	Vacant		1	yes	none
47001142	Mixed Density Residential	R2	23	0.140	Vacant		2	yes	none
46913034	Mixed Density Residential	R3	23	1.262	Vacant		22	yes	none
49948302	Mixed Use Urban	CN	40	0.296	Vacant	y	10	yes	none
49948320	Mixed Use Urban	CN	40	0.308	Vacant	y	11	yes	none
47417006	Mixed Use Urban	R3	30	0.172	Vacant		6	yes	none
49948304	Mixed Use Urban	CN	40	0.596	Vacant		21	yes	none
47010014	Mixed Use Urban	RB	40	0.189	Vacant	z	7	yes	none
47011124	Mixed Use Urban	RB	40	0.190	Vacant	z	7	yes	none
47011125	Mixed Use Urban	RB	40	0.240	Vacant	z	8	yes	none
47011130	Mixed Use Urban	RB	40	0.810	Vacant	z	28	yes	none
49429118	Mixed Use Urban	C	40	0.170	Vacant	aa	6	yes	none
49429105	Mixed Use Urban	C	40	0.180	Vacant	aa	6	yes	none
47414401	Mixed Use Urban	RB	40	0.136	Vacant	bb	5	yes	none
47414402	Mixed Use Urban	RB	40	0.132	Vacant	bb	5	yes	none

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
47069005	Mixed Use Urban	C	30	0.108	Vacant		4	yes	none
47036216	Mixed Use Urban	C	30	0.140	Vacant		5	yes	none
47014216	Mixed Use Urban	R3	30	0.101	Vacant		4	yes	none
47018103	Mixed Use Urban	C	30	0.091	Vacant		3	yes	none
47020031	Mixed Use Urban	C	40	0.146	Vacant	cc	5	yes	none
47020030	Mixed Use Urban	C	40	0.056	Vacant	cc	2	yes	none
47020028	Mixed Use Urban	C	40	0.147	Vacant	cc	5	yes	none
47012013	Mixed Use Urban	C	40	2.513	Vacant		88	yes	none

Housing Element Appendix C: Mixed Use Opportunity Sites Inventory

Site Identifier	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
Former Police Station Site	470-572-22	Civic Center (In process of change to Downtown Commercial)	Civic Center (In process of change to Downtown Commercial)	unlimited	1.3	vacant police station		46	yes	none
Park Station Site	470-230-13	Mixed Use Urban	Commercial	40	1.4	Used car dealerships	dd	49	yes	none
Park Station Site	470-230-14	Mixed Use Urban	Commercial	40	1.8	Used car dealerships	dd	63	yes	none
Park Station Site	470-230-15	Mixed Use Urban	Commercial	40	0.6	Parking area for used car dealership	dd	21	yes	none
Park Station Site	470-230-16	Mixed Use Urban	Commercial	40	1	Used car dealerships	dd	35	yes	none
Park Station Site	494-100-19	Mixed Use Urban	Commercial	40	0.1	American Legion Post	dd	4	yes	none
Park Station Site	494-100-20	Mixed Use Urban	Commercial	40	0.6	American Legion Post	dd	21	yes	none
Park Station Site	470-230-07	Mixed Use Urban	Commercial	40	0.04	City of La Mesa Pumping Station	dd	1	yes	none

Site Identifier	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
Park Station Site	no APN	Street Right of Way	Street Right of Way	Street Right of Way	0.96	Street Right of Way	dd	34	yes	none
El Cajon Boulevard South	470-150-07	Mixed Use Urban	Commercial	40	1.48	older, vacant building		52	yes	none
El Cajon Boulevard North	470-100-02	Mixed Use Urban	Commercial	40	0.14	Vacant	ee	5	yes	none
El Cajon Boulevard North	470-100-03	Mixed Use Urban	Commercial	40	0.13	Single Family Home	ee	5	yes	none
El Cajon Boulevard North	470-100-04	Mixed Use Urban	Commercial	40	0.17	Single Family Home	ee	6	yes	none
El Cajon Boulevard North	470-100-05	Mixed Use Urban	Commercial	40	0.66	Vacant	ee	23	yes	none
El Cajon Boulevard North	470-100-12	Mixed Use Urban	Commercial	40	1.75	Trailer Homes (38)	ee	61	yes	none
El Cajon Boulevard North	470-100-19	Mixed Use Urban	Commercial	40	0.32	Small commercial building	ee	11	yes	none
University Avenue	470-411-10	Mixed Use Urban	Commercial	41	0.302	Auto Garage	ff	11	yes	none
University Avenue	470-411-12	Mixed Use Urban	Commercial	42	0.703	Auto Garage	ff	25	yes	none
University Avenue	470-422-04	Mixed Use Urban	Commercial	43	0.297	Vacant , used care dealership/ small Uhaul office	ff	10	yes	none

Site Identifier	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints
University Avenue	470-422-18	Mixed Use Urban	Commercial	44	0.293	Vacant , used care dealership/ small Uhaul office	ff	10	yes	none
University Avenue	470-422-19	Mixed Use Urban	Commercial	45	1.153	Vacant , used care dealership/ small Uhaul office	ff	40	yes	none
Grossmont Mixed Use	490-261-09	Regional Commercial	Commercial	no maximum	62.04	Shopping Center		129	yes	none
Grossmont Mixed Use	490-261-10	Regional Commercial	Commercial	no maximum	2.15	Shopping Center		3,722	yes	none

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