



DATE: October 10, 2007
TO: Honorable Mayor and City Councilmembers
FROM: Neighborhood Services Department
SUBJECT: **ADOPTION OF A RESOLUTION APPROVING THE 2005-2010 HOUSING ELEMENT AS REVISED AND ADOPTING THE NEGATIVE DECLARATION**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Housing Element of the General Plan for the years 2005-2010 as revised and adopting the Negative Declaration.

BACKGROUND

The State of California requires every city and county to prepare a general plan in accordance with state law. One of the required elements of a general plan addresses housing policy and programs. The state legislature has long recognized housing as a vital issue of statewide concern, so unlike the other elements of a general plan, the Housing Element must be updated once every five years and reviewed by the California Department of Housing and Community Development (HCD) for compliance with state law. Through their Housing Elements, cities and counties are required to contribute toward meeting state housing goals and cooperate with other local governments to address regional housing needs. Cities in San Diego County are now updating their housing elements for the 2005-2010 planning cycle.

The content and process by which a Housing Element is prepared and adopted is prescribed in Government Code Section 65583. A Housing Element consists of seven primary components: 1) an assessment of existing and projected housing needs for all income levels and "special needs" groups; 2) an assessment of the progress made during the last Housing Element cycle; 3) an identification of the resources that the City has available, especially a site inventory; 4) an identification of non-governmental and governmental constraints on the delivery of housing; 5) a set of housing goals, policies and programs; 6) a detailed five year program of actions to implement the goals and objectives of the housing element; and 7) a set of quantified objectives.

In July 2005, City Council reviewed the Housing Element and authorized its release for public comment and submittal for review by the State Department of Housing and Community Development (HCD). During the past two years, the City has been negotiating with HCD regarding the changes that HCD recommended be made in order for HCD to make a determination of the Housing Element's compliance with state law. **The changes did not result in a need to revise any policies, nor City Council direction, contained in the draft that City Council earlier authorized for submittal.** The revisions consist of a series of changes that provided HCD with an ever increasing amount of detail and expansion of the draft Housing Element (see Analysis below): Primarily, much more detail and expanded site inventory (literally covering the entire City), a much more detailed description of the permitting and regulatory processes of the City, and more detailed explanations of the City's recommended programs. These changes were made as a result of protracted communications with the state over the past 18-20 months.

ANALYSIS

The Housing and Community Development Department's review largely focuses on the City's analysis of housing capacity and available sites. Changes to Housing Element law were enacted in 2004 (AB 2348) to provide more clarity and guidance on the content of an adequate land inventory and sites analysis. The new statute requires detailed analysis of a city's land capacity given such factors as: the amount of vacant land, infill and redevelopment potential, planned densities, availability of services, and environmental constraints. The analysis also must evaluate the appropriateness of a city's zoning (density) to encourage and facilitate housing for lower income households.

The Housing Resources section of the Housing Element provides an expanded adequate sites discussion, addressing HCD's concerns about infrastructure, the suitability of non-vacant and smaller sites, and density. Since the Housing Element relies on mixed-use and infill development to accommodate a portion of the City's regional share of housing need, additional information is provided to demonstrate that potential redevelopment, infill, and mixed-use development exists and is expected to occur during the planning period.

Another area of attention was on the Constraints Analysis section of the Housing Element. Cities are required to analyze both governmental and nongovernmental factors that could impede the provision of housing. While cities generally have little influence over nongovernmental factors such as the economy, land prices, finance and construction costs, and environmental constraints, they do have some control over regulatory factors such as development regulations, fees, land use/zoning, and review and permitting processes. Where the analysis indicates certain governmental constraints exist to the provision of housing, the City is required to include a program to address the constraint.

The Constraints section of the Housing Element was expanded to address HCD's concerns about land-use controls, permitting procedures, and potential constraints for persons with disabilities. In particular, the revised Housing Element provides a more detailed analysis of the City's land-use regulatory and permitting procedures and their

impact on housing capacity. This section provides a more detailed description of the City's development review and permitting processes.

HCD also commented on the Housing Programs section, noting that many of the programs need to be clarified by including more specific descriptions by the City. The programs referenced were revised to provide the specifics and commitment required by HCD. Finally, the Housing Element was revised to provide more discussion of the Housing Element's consistency with other elements of the General Plan.

The City has adequate capacity and sufficient sites planned for the appropriate residential density to meet its share of the regional need for new housing for this Housing Element period, 2005-2010. The City's regional share is 6,423 new units: 1,454 units for very low income households; 1,042 units for low income households; 1,215 units for moderate income households; and 2,713 units for above moderate income households.

The City has included the following programs in the Housing element to help achieve the City's housing goals, including the regional share goals and affordable housing goals: Housing Revenue Bonds, Low-income Tax Credits, Density Bonus, Inclusionary Housing, Redevelopment, Section 202 New Construction (Elderly), Accessory Units, Farm Worker Housing, Potential Residential, Smart Growth and/or Transit-Oriented Districts, Homeless Facilities, Rental Vouchers, Manufactured Home Rental Adjustment, Acquisition and Rehabilitation, Manufactured Home Grants, Home Buyer Assistance, Mortgage Credit Certificates, Fair Housing, and Mixed Use and Redevelopment. These programs provide a range of activities that the City proposes to undertake to promote the provision of housing opportunities to serve all income levels.

The City's responses to HCD's suggestions have been transmitted to HCD staff for a technical assistance review during the ensuing two years. The Department's evaluation, while extensive and largely complete, was still not finalized as of this writing. Staff recommends that, if there any additional changes before Council considers adoption, that staff bring the revisions to Council's attention before the public hearing. If Council feels that these changes are significant (they should not be), then Council can request further review.

I. ENVIRONMENTAL DETERMINATION

The Housing Element was reviewed under the provisions of the California Environmental Quality Act and a Mitigated Negative Declaration was prepared stating that if the mitigation measures identified in the document are met, there will not be a significant adverse impact upon the environment. The Negative Declaration will be considered as part of the Council's action on the proposed Housing Element.

FISCAL IMPACT

No fiscal impact.

COMMISSION OR COMMITTEE REPORT

The draft Housing Element was initially presented to both the Planning Commission and Housing Commission in 2005 for recommendations authorizing the City Council to submit the Element to HCD for review.

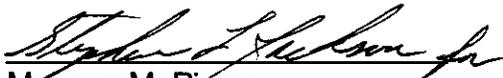
CITY ATTORNEY ANALYSIS

The attached document has been approved as to form by the City Attorney's Office.

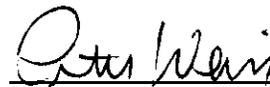
RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the Housing Element of the General Plan for the years 2005-2010 as revised and adopting the Negative Declaration.

PREPARED BY:

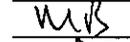
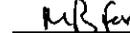

Margery M. Pierce
Neighborhood Services Director

SUBMITTED BY:


Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Mike Blessing, Deputy City Manager/Community Development
Jerry Hittleman, Interim City Planner

Attachments: Revised Housing Element
Resolution

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RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF OCEANSIDE
APPROVING A REVISION TO THE
HOUSING ELEMENT OF THE GENERAL
PLAN**

(GPA-4-05)

WHEREAS, an application for a General Plan Amendment for a Revised Housing Element was submitted and is on file in the Planning Department;

WHEREAS, the Housing Commission of the City of Oceanside, at its August 23, 2005, meeting, recommended approval of the Revised Housing Element;

WHEREAS, the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing in accordance with Government Code Section 65353 on August 8, 2005 adopted Resolution No. 2005-P44 recommending approval of the Revised Housing Element with certain findings and modifications; and

WHEREAS, on October 10, 2007, the City Council, a legislative body, held a duly noticed public hearing pursuant to Government Code Section 65356 and heard and considered written evidence and oral testimony by all interested parties on the above identified Revised Housing Element; and

WHEREAS, based on such evidenced and testimony, including but not limited to the report of the Housing and Neighborhood Services Department, the Council finds the revision includes the required analysis of needs, constraints, evaluation, opportunities, goals, policies and programs.

WHEREAS, a Negative Declaration was prepared by the Resource Officer of the City of Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and the State Guidelines thereto as amended to date, and approved by the Planning Commission in conjunction with its recommendation on the application.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:



CITY OF OCEANSIDE
PLANNING DEPARTMENT

NEGATIVE DECLARATION

TO: OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:

CITY OF OCEANSIDE HOUSING ELEMENT

PROJECT LOCATION:

CITYWIDE.

PROJECT DESCRIPTION:

The proposed action is adoption of the Housing Element for the period of 2005 to 2010.

FINDING: Pursuant to the provisions of Ordinance No. 88-31, pertaining to procedures and guidelines to implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on May 19, 2005 determined that the project will not have a significant effect on the environment.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECT UPON THE ENVIRONMENT.

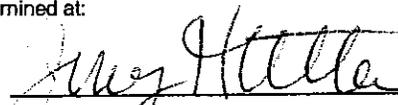
THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Initial Study prepared by:
Jerry Hittleman, Senior Planner

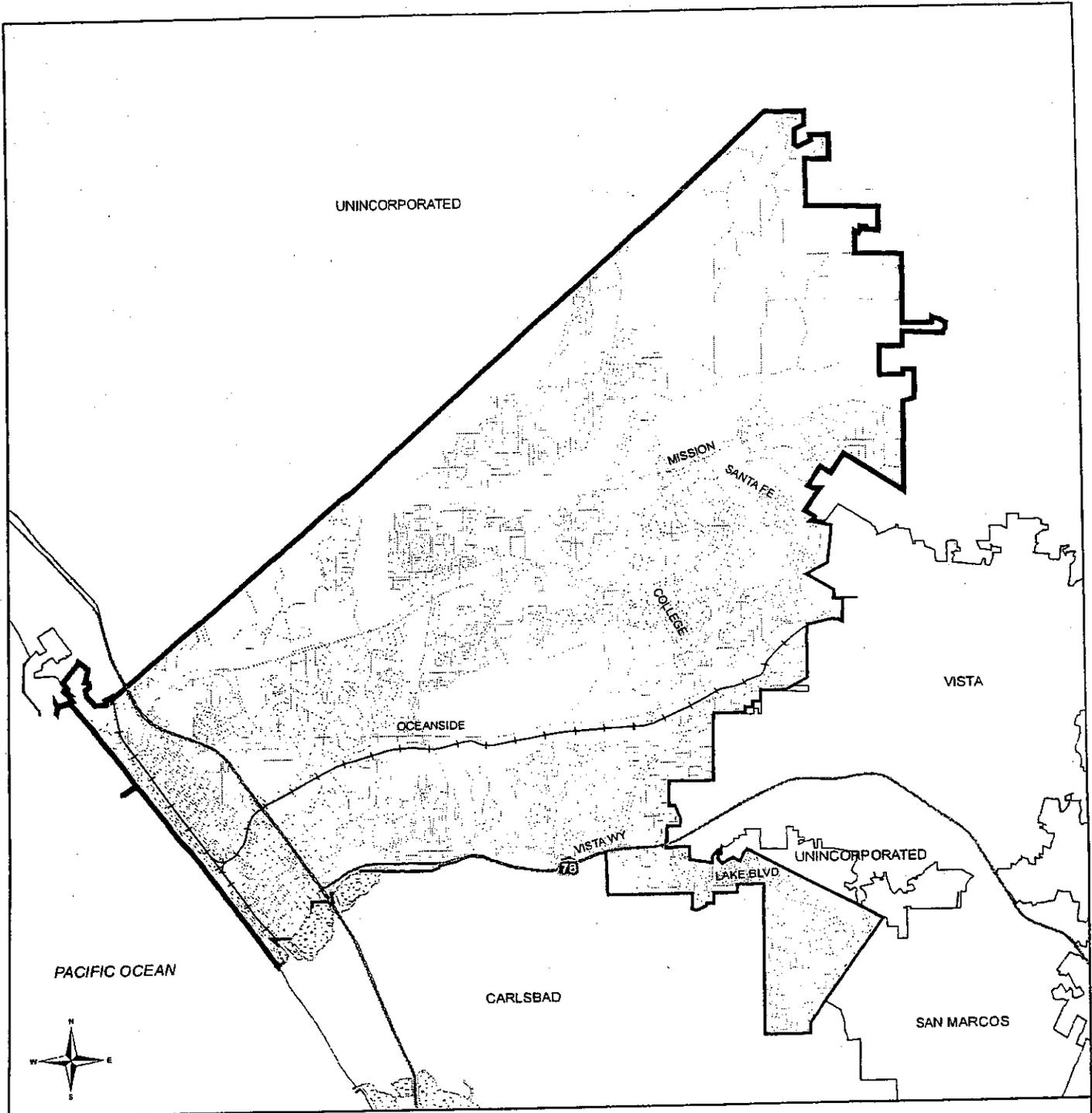
Contact Person:
Shan Babick, Associate Planner

The Initial Study is available for public review and may be examined at:

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, CA 92054


SIGNATURE
For: Gerald Gilbert, Planning Director

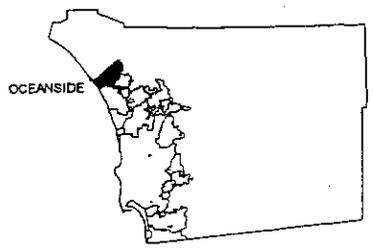
May 19, 2005
DATE



- Railroads
- Freeway
- Major Roads
- Minor Roads
- Oceanside City Boundary
- Surrounding Jurisdiction Boundaries
- Lakes/Lagoons



City of Oceanside



This map contains information from the San Diego Association of Governments (SANDAG) Regional Information System.
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 Map Date: April 15, 2005

SourcePoint

Revised 9-20-07

**CITY OF OCEANSIDE
DRAFT HOUSING ELEMENT
2005-2010**

**Prepared by:
SourcePoint
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San Diego, CA 92101
(619) 699-6900**

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Housing Element for the City of Oceanside is an element of the City's General Plan. It covers the time period of July 1, 2005 to June 30, 2010.

BACKGROUND INFORMATION

Oceanside is located along the Pacific Coast in the far northwest corner of San Diego County. At the turn of the century, the City had 330 residents. In 2004, the City had a population of 173,307, making it the third largest jurisdiction in the region in both population and geographic size.¹

The City was incorporated in 1888 coinciding with the arrival of the railroad between San Bernardino and San Diego. Much of the original land grant property was sold to the United States government in 1942 for the establishment of Camp Joseph H. Pendleton Marine Corps Base, which abuts the City on the north. One of the San Diego region's ten beachfront jurisdictions, Oceanside has 3.7 miles of shoreline and hosts over 30 professional surfing tournaments each year.

Today, Oceanside is a thriving community that provides all the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy. The new Sprinter line, a heavy rail commuter line roughly paralleling and slightly north of SR-78, will provide a mass transit infrastructure that will help link the North County cities of Escondido, San Marcos and Vista to Oceanside.

Needs Assessment

According to the San Diego Association of Government's (SANDAG's) 2030 Regionwide Forecast, Oceanside is expected to gain 27,945 new residents and 8,295 new households between 2000 and 2010. The characteristics of the City's population, housing, land use and employment that affect its housing goals, policies and programs include:

¹ Source: San Diego Association of Governments (SANDAG), Current Estimates (2004)

Population/Household Characteristics

- A slightly larger percentage of residents in the age groups under 18 years-of-age and over 65 years-of-age than in the region.
- An ethnic breakdown of 50 percent White, 32 percent Hispanic, six percent Asian/Other, and six percent Black.
- A median household income of \$50,406, which is \$1,786 (3.4 percent) lower than the region.

Land Use Characteristics

A large portion of developed land (39 percent) is in residential use.

Employment Characteristics

While the employment base consists mainly of service sector and retail jobs, several million square feet of industrial buildings are either under construction or planned for near term construction that will generate several thousand industrial related jobs.

Housing Stock Characteristics

- A high percentage (51 percent) of single family detached homes.
- A housing stock that includes six percent mobile homes.
- A higher rate of homeownership (62 percent) than in the region (54 percent)
- A median home price of \$455,000, which is \$45,000 lower than in the region (2004).
- Rents that tend to be higher than those in the San Diego region as a whole.
- Low vacancy rates.

Assisted Housing Units at Risk of Converting to Market Rate Rents

The City of Oceanside has 21 assisted housing units at risk of converting to market rate rents during the 2005-2010 cycle, and no units during the 2010-2015 time frame are “at risk”.. Of these, nine of the programs are Section 202, Section 8, Bonds or Density Bonus, and the other 12 are rental rehabilitation.

GOALS AND POLICIES

The primary goal of the City of Oceanside is to ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community at a cost which is within the reach of the City. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout the community. To achieve this goal the City has defined the following sub-goals:

- Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.
- Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:
 - ◆ A broad range of housing types, with varied levels of amenities and number of bedrooms.
 - ◆ Sufficient rental stock for all segments of the community, including families with children.
 - ◆ Housing that meets the special needs of the elderly and persons with disabilities.
 - ◆ Housing that meets the needs of large families.
- Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.
- Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

In addition to these written goals, Oceanside has established quantified objectives based upon the Regional Housing Needs Assessment as adopted by the San Diego Association of Governments (SANDAG) that are addressed in this Housing Element: the City's share of the region's future housing needs (regional share needs) which are divided into four income categories: very low, low, moderate, and above moderate. Table 1 summarizes the regional share need.

**Table 1
Regional Share Needs
Oceanside, 2005-2010**

Income Category	Regional Share Needs
Very Low Income	1,454
Low Income	1042
Moderate Income	1,215
Above Moderate Income	2,713
Total	6,423

PROGRAMS

Programs Oceanside will implement to achieve the City's housing goals, including the regional share goals and affordable housing goals, include:

- Housing Revenue Bonds
- Low income tax Credits
- Density Bonus
- Inclusionary Housing
- Redevelopment
- Section 202 New Construction (Elderly)
- Accessory Units
- Preservation of "At Risk" Units
- Farm worker Housing
- Potential Residential
- Smart Growth and/or Transit Oriented Districts
- Homeless Facilities
- Rental Vouchers
- Manufactured Home Rental Adjustment
- Acquisition and Rehabilitation
- Manufactured Home Grants
- Home Buyer Assistance
- Mortgage Credit Certificates
- Fair Housing
- Mixed Use and Redevelopment

These programs provide a range of activities that the City will undertake to promote the provision of housing opportunities to serve all income levels.

INTRODUCTION

Map 1

INTRODUCTION

CITY PROFILE

Oceanside is located along the Pacific Coast in the far northwest corner of San Diego County. At the turn of the century, the City had 330 residents. According to SANDAG, in 2004 the City had a population of 173,307 making it the third largest jurisdiction in the region in both population and geographic size.

The City was incorporated in 1888 coinciding with the arrival of the railroad between San Bernardino and San Diego. Much of the original land grant property was sold to the United States government in 1942 for the establishment of Camp Joseph H. Pendleton Marine Corps Base, which abuts the City on the north. One of the San Diego region's ten beachfront jurisdictions, Oceanside has 2½ miles of shoreline and hosts over 30 professional surfing tournaments each year.

HOUSING ELEMENT

The Housing Element is an important planning tool for the City of Oceanside. It identifies the housing needs of the City and establishes a five-year action plan to meet these needs.

STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plans.

State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. State law had allowed six years for the past cycle, 1999-2005. Oceanside's Housing Element was last updated in 1999. The city's 1999-2004 Housing Element update was drafted and submitted to the State Department of Housing and Community Development (HCD) for its finding of compliance. Because that element was found by HCD to be in compliance with state law, the 1999-2004 draft was used as a solid starting point for the 2005-2010 update. This document is the 2005-2010 update required for jurisdictions within the San Diego region.

ORGANIZATION OF THE HOUSING ELEMENT

Section 65583(c) of the Government Code sets forth the specific components to be contained in a community's Housing Element and summarizes the State requirements and identifies the sections in the Oceanside Housing Element where these requirements are addressed.

Table 2
State Housing Element Requirements
California, 2005

Required Housing Element Component	Page
A. Housing Needs Assessment	
1. Analysis of population trends	47
2. Analysis of employment trends	77
3. Projection and quantification of Oceanside's existing and projected housing needs for all income groups	107
4. Analysis and documentation of Oceanside's housing characteristics	83
5. An inventory of land suitable for residential development including vacant sites and those having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	107
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels	117
7. Analysis of existing and potential non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels	126
8. Analysis of special housing needs including those of persons with disabilities, elderly, large families, single-parent households, farm workers	60
9. Analysis of the needs of homeless individuals and families in Oceanside	66
10. Analysis of opportunities for energy conservation with respect to residential development	113
B. Goals and Policies	
Identification of Oceanside's goals and policies relative to the maintenance, improvement, and development of housing.	131
C. Implementation Program	
1. Identify adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	107
2. Programs to assist in the development of adequate housing to meet the needs of low- and moderate- income households and other special needs groups.	137
3. Identify, and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Oceanside.	148
4. Conserve and improve the condition of the existing and affordable housing stock in Oceanside.	141

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Oceanside's General Plan contains goals and policies for urban development, community design, housing, natural hazards, economic development, and public services and facilities. The content of this Housing Element is consistent with the goals and policies of all elements of the General Plan.

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Oceanside. 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 Element and the sub area plan for the Multiple Species habitat Program (MHCP) establish development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Public 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 as a condition to development.

The content of this Housing Element is consistent with, and supported by, the goals and policies of all Elements of the General Plan. Table 3 below identifies the other General Plan Elements that support the major goals addressed in 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. Implementation of some programs identified in the Housing Element may require an amendment to other Elements of the General Plan to ensure internal consistency.

**Table 3
HOUSING POLICY MATRIX**

Issue Area	Land Use	Circulation	Noise	Conservation	Public Safety
Addressing Future Needs	X	X		X	X
Enhancing Fair Housing Opportunities	X				X
Ensuring Housing & Neighborhood Quality	X	X	X	X	X
Encouraging Affordable Housing Development	X	X			

PUBLIC PARTICIPATION

The City of Oceanside conducted three workshops with the Technical Committee, a Housing Element advisory committee, during the development of the Housing Element. This committee, which consisted of three of the City's Housing Commissioners and key City staff, provided input throughout the Housing Element process. The workshops were designed to build the Housing Element in a series of interactive phases to enable a process that built the Housing Element in key increments. For example, during the second workshop, Phase 2 was presented in an initial draft form, discussed, and sent out for more detailed review and comment. At the same workshop, Phase 1 was being brought back for final review based upon the discussion of Phase 1 that took place at the prior meeting, the first workshop.

The City also held two noticed public hearings each before the City Council, the Housing Commission, and the Planning Commission: one for authorization of the submittal of the Administrative Draft and another for the approval of the adopted Housing Element.

The City posted public notices at City Hall and on the City's web site, advertised in the local newspaper, and held the public hearings at City hall during the evening in order to use a thorough noticing process and to provide the opportunity for as many residents as possible to participate. Comments received at the workshops and public hearings have been considered and incorporated into the updated plan where appropriate.

The California Environmental Quality Act (CEQA) requires environmental review on many government activities including the development of programs and plans that may have an effect on the environment. Concurrent with the development of the update to the Housing Element, an environmental Initial Study was conducted in accordance with the provisions of CEQA, which concluded that adoption of the revised plan would not have any significant impacts to the environment. A Notice of Negative Declaration was circulated for a 30-day public comment period (from May 26, 2005 to June 27, 2005).

SOURCES OF INFORMATION

The Draft Regional Housing Needs Statement produced by the San Diego Association of Governments (SANDAG) in 2004 provided the majority of the background material for the preparation of the Housing Element. This document includes data from the 2000 Census, SANDAG's 2004 Estimates, SANDAG's 2030 Regionwide Forecast, San Diego County Assessor's Office, San Diego County Department of Housing and Community Development, the San Diego Union Triune, the City of Oceanside Housing and Neighborhood Services Department, the San Diego Apartment Association, and input from all public workshops, among other sources.

EVALUATION

EVALUATION

1999-2004 HOUSING ELEMENT PROGRAMS

This section analyzes the City's accomplishments during the 1999-2004 Housing Element cycle, and the 2004-2005 extension year. This is performed by evaluating the previous Housing Element in two contexts: 1) the City's progress towards meeting Coastal Zone requirements; and, 2) the City's success in meeting its housing goals and program objectives. This evaluation is a key component in the determination of goals and programs to be included in the 2005-2010 Housing Element.

EVALUATION OF PREVIOUS HOUSING ELEMENT

An important component of this revised Housing Element is the evaluation of the previous Housing Element. It is important to determine if the housing needs have changed, if the goals and policies are still relevant, and if the programs were effective. These questions were systematically considered as part of the 2005-2010 Housing Element update. The analysis is summarized in the following paragraphs and is reflected throughout the revised Housing Element.

The programs contained in this section of the Housing Element describe specific actions the City of Oceanside proposed in their 1999-2004 Housing Element to meet the community's housing needs and meet the requirements of State law. Funds available to implement these programs included: a portion of the City's Community Development Block Grant (CDBG) funds (estimated at \$1.9 million per year), HOME funds (estimated at \$650,000 per year), and redevelopment housing funds (estimated at \$600,000 per year).

EVALUATION OF PROGRESS TOWARDS MEETING COASTAL ZONE REQUIREMENTS

Section 65588 of the Government Code requires that, in Housing Element updates, coastal jurisdictions document the number of low and moderate-income units converted or demolished, and the number of replacement units provided. Section 65588 also requires that revisions of the Housing Element must include, for the coastal zone:

1. Number of new units approved for construction after January 1, 1982
2. Number of units for low and moderate income households required to be provided either within the coastal zone or within three miles of it.
3. Number of units occupied by low and moderate income households and authorized to be demolished or converted since January 1, 1982.

4. Number of units for low and moderate income households required either within the coastal zone or within three miles in order to replace those being demolished or converted.

**Table 4
Residential Development in the Coastal Zone**

	1982-1999	1999-2004
New construction	196	645
New low and moderate income housing	0	0
Demolished market rate housing	32	5
Demolished/converted low and moderate income housing	93	0
Replacement low and moderate income housing	93	0

EVALUATION OF 1999-2004 GOALS AND PROGRAMS

New Construction

1999-2004 Program 1: Housing Revenue Bonds (Multi-Family)

Program Description

This program was to provide housing revenue bonds for the development of affordable housing multi-family housing for lower income households. Due to low interest rates, it was not anticipated that any bonds would be issued for multi-family housing development. When used, bonds likely would have been used to assist in financing low income housing tax credit projects.

Program Accomplishment

The City used this program to finance 272 affordable housing units in the Laguna Vista Mobile Home Park.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City plans to use bonds for mobile home park units and plans to re-issue bonds.

1999-2004 Program 2: Low Income Housing Tax Credit (LIHTC)

Program Description

The City proposed to seek funding for the development of affordable housing through the LIHTC program. Investors would have received a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. The capital subsidy would have allowed rents to be set below the cost of development and maintenance of the property.

A nonprofit was planning a 70 unit (actually, a 56 unit) tax credit project in Oceanside (Old Grove). Of these, one half was planned to be affordable to very low income households, and one half was planned to be affordable to low income households.

Program Accomplishments

The City used tax credits for two projects: Old Grove (56 units) and La Mission Village (82 units).

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City plans to use LIHTC for several projects currently in the planning stage.

1999-2004 Program 3: Density Bonus

Program Description

At the time that the 1999 Housing Element was drafted, State law required that if a developer agrees to construct at least 20 percent of the total units of a housing development for lower income households, or 10 percent of the total units of a housing development for very low income households, or 50 percent of the total units for elderly households, a city had to grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site. Additionally, the law required a city to offer at least one concession or incentive to a developer in exchange for affordable housing.

Program Accomplishments

The City updated its density bonus ordinance to comply with the provisions of state density bonus law as required prior to the passage of SB 1818 during the 1999-2004 Housing Element cycle. During the last Housing Element cycle, no developers had taken advantage of the density bonus ordinance.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City plans to use the Density Bonus Program for projects when requested from the developers and potentially for several projects currently in the planning stage.

Although this program has not been successfully applied, it will be continued as part of the Program Section of the 2005-2010 Housing Element in accordance to state law. The City also will need to update its density bonus ordinance in order to comply with recent changes to state law (SB 1818).

1999-2004 Program 4: Inclusionary Housing Program

Program Description

The City revised its inclusionary housing program in the 1999-2004 Housing element cycle. It requires that developers of three or more housing units reserve 10 percent of the units for low income households.

The program includes the following requirements.

- For-sale residential projects of three or more units to reserve 10 percent of the units as for-sale units affordable to low and moderate income households.
- Rental projects of three or more units to reserve 10 percent of the units for low income households.
- An in-lieu fee option is available at the developer's discretion. In-lieu fees were proposed to be used for new construction, rehabilitation, homeownership and other activities consistent with the goals of the Housing Element.

The City anticipated that the inclusionary ordinance would have resulted in the development of approximately 400 units of housing affordable to low (289) and moderate (111) income households during the 1999-2004 Housing Element cycle.

Program Accomplishments

Three projects were developed with this program: La Mission Village (82 units), Summer View (2 units) and Ocean Heights (2 units). Like many of the affordable housing programs in the Oceanside Housing Element, they were planned to be, and actually were, used in conjunction with other programs in order to provide the right kind of package of incentives for the development of affordable housing.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City plans to use the Inclusionary Housing Program for several projects currently in the planning stage.

1999-2004 Program 5: Redevelopment Tax Increment Funded New Construction

Program Description

This program proposed to set aside 20 percent of the tax increment revenues that result from the City's redevelopment activities for the development of affordable housing. These funds were proposed to be set aside for affordable housing programs and allocated by the Community Development Commission.

The redevelopment set-aside fund was estimated to average approximately \$600,000 annually. The City was anticipating that approximately \$1.2 million would have gone towards new construction, and that approximately 140 new affordable units would have been built.

Program Accomplishments

The City used this program for two projects: Old grove (56 units, including four replacement units) and Vintage Point II (186 total units with 168 units subsidized for low income seniors). Like many of the affordable housing programs in the Oceanside Housing Element, set aside funds were planned to be, and actually were, used in conjunction with other programs in order to provide the right kind of package of incentives for the development of affordable housing.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City plans to use funds from the set-aside for several projects in conjunction with other programs for projects currently in the planning stage.

1999-2004 Program 6: Section 202/8/811

Program Description

The City proposed to continue to work with local nonprofits to seek a sponsor and assist them in preparing the application for Section 202, Section 8, and Section 811 funding from the U.S. Department of Housing and Urban Development (HUD). Due to federal budget cuts, the City did not anticipate receiving Section 202/8/811 funding.

Program Accomplishments

No projects were developed with this program. Although the City will continue to work with non-profit developers to seek sponsorship, the City's ability to take advantage of this program is dependent upon the federal budget process and a highly competitive funding process. Recent indications from HUD are that federal support for this program will not be expanded and that program retrenchment is likely over the next four years.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section, even though it is unlikely that funds would be available from HUD for a project within the City.

1999-2004 Program 7: Accessory Dwelling Units

Program Description

The City proposed to continue to allow and encourage accessory dwelling units as a source of affordable housing opportunities, as mandated by State law.

Program Accomplishments

The City revised the Zoning Ordinance regarding Accessory Dwelling Units as mandated by State law. Proposals for these units are no longer processed as Conditional Use Permits (CUP); they are now reviewed during the building permit process.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City will revisit the effectiveness of this program during the 2005-2010 Housing Element cycle.

1999-2004 Program 8: California Housing Finance Agency (CHFA) HELP Program

Program Description

The City proposed to explore funding through CHFA's, now Cal HFA, HELP program for the development of low and moderate-income housing. The goal of the HELP program was to provide affordable housing opportunities through program partnerships with local governments. HELP funds had to be used to directly provide affordable housing units. HELP funds were available to a local government entity as an

unsecured loan for up to 10 years at three percent simple interest annually. Local government proposals for participation in the program were limited to no more than \$2,000,000 per proposal.

Program Accomplishments

The City was not able to use this program during the 1999-2004 Housing Element cycle.

Program Evaluation

Due to the lack of activity and program requirements, this program will be dropped from the City's 2005-2010 Housing Element.

1999-2004 Program 9: Farm Worker Housing

Program Description

Due to a large need for farm worker housing in Oceanside, the City proposed to explore and implement methods to facilitate the development of such housing. Methods were to include providing fee waivers for the development of farm worker housing or partnering with a nonprofit to leverage funds for these types of projects.

Program Accomplishments

Just one project was developed under this program; Old Grove provided four units under this program.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City will explore options to increase the productivity of this, and related, programs that will produce more farm worker housing within the City.

SITE IDENTIFICATION

1999-2004 Program 10: Vacant Land Conversions to Residential Land Uses

Program Description

The vacant properties were proposed to be examined for the potential for conversion to residential use. These lands had potential to intensify existing residential land uses or to convert from planned non-residential land uses to residential uses with varying degrees of density. In addition, some of these lands could have lent themselves to a mixed-use scenario of commercial and residential within the same area, though not necessarily in the traditional multi-story mixed-use sense of ground floor commercial and above ground residential.

**Table 5
Vacant Land with Potential to Convert or Intensify to
Residential Land Uses
Oceanside, 1999**

Property	Acres
1. Shelley property/ ECR/ Via las Rosas	11
2. Nakano property/ Dixie St./ south of MiraCosta campus	2
3. Lake Blvd. Property/ north side Lake/ east of College	5
4. Apple/Crouch/Southwest corner	2
5. Weese property/Crouch/ Oceanside*	12
6. Colina del Oro property/ Skylark east of Crouch*	5
7. Sky Mont/ east of ECR and south of Oceanside*	43
8. Colucci property/ Melrose – Oceanside Blvd. northwest/northeast corners	35
9. Southwest corner of Old Grove/Mission	3
10. Mission View Manor/ east side Douglas/ north of Mission	1
11. Jones property northwest corner/ Douglas/ N. El Camino Real	5
12. Belvedere property/ east of Douglas south of Pala	16
13. Nagata property/North River Rd. west of Auto Auction	20
*Transit Orient District Potential	

In addition to vacant land, existing or planned commercial centers of 10 acres or more and zoned CG, CC or CN was to be examined for possible integration of residential uses within the existing or planned commercial centers. The sites shown in Table 5 were the potential candidates and property owners that the city proposed to contact. Several properties on this list are still available. However, the Nakano, Lake Boulevard, Old/Grove/Mission, and Jones properties have been developed and are no longer available. In addition, the Weese property actually belonged in the following table (Table 6) identifying commercial lands.

Table 6
Existing or Planned Commercial Centers with Mixed-Use Potential
Oceanside, 1999

Property	Acres
1. Mission Camino Center/ northwest corner Mission and El Camino Real	35
2. Siegels Drive-In/ Mission/ Foussat/ Hwy 76	100
3. Mission Douglas Center/ Hwy 76 east of Douglas	15
4. Landgrant Sterling property/ Mission/ Canyon/Bush	8
5. Southeast Corner of North River Rd. and Vandergrift Drive	9

Program Accomplishments

In addition to programs implemented by the City to encourage affordable housing development, the City proposed to inventory vacant, redevelopment and infill land to identify suitable sites for residential development (with an emphasis on multi-family use). The City maintained, and still does, an inventory of the available sites for residential development, and proposed to provide it to prospective residential developers in the community.

The City also convened an Affordable Housing Task Force that inventoried land available for affordable residential development. It evaluated 43 sites for their potential for affordable residential development, including sites with residential or mixed use zoning and sites with commercial and industrial zoning. Seventeen sites were identified as inconsistent with the Task Force’s site evaluation criteria.

The City also updated its land development inventory as part of the SANDAG regional growth process. It just completed (Spring 2005) its inputs for the next forecast and conducted a prior input for the 2030 forecasts at the beginning of the 1999-2005 Housing Element.

Program Evaluation

This program will be continued as part of the City’s 2005-2010 Housing Element, in the Program Section. The City will continue to monitor its land inventory, especially residential land available for development as well as commercial and redevelopment lands that may be suitable for residential development. It will continue to provide land use inputs, including the residential component, to SANDAG as part of the regional growth forecast processes.

1999-2004 Program 11: Study Transit Oriented Districts (TOD)

Program Description

The City was at the halfway point of a comprehensive evaluation of the potential for densification along the existing coastal and inland planned railway transit corridors. Six new transit stations were contemplated to be added to the city along the Oceanside Boulevard east/west corridor by the year 2004 as part of the Oceanside/Escondido rail project. This study was to examine mixed-use and densification

opportunities for a quarter mile planning radius around each station as well as along the coastal corridor from the existing transit center to Oceanside Boulevard.

This study was completed February 2003 with recommendations for additional mixed-use TOD policies to be incorporated into the City's General Plan in 2005. Early indications suggested possible conversions of nonresidential or low density residentially designated areas to higher density land uses at 29 to 43 dwelling units per acre or even higher, including mixed-use and live-work type conversions of existing nonresidential uses. The number of additional residential units that could have occurred from this effort was dependent upon final density ranges established through the public review process and market factors. The preliminary estimates as contained in the SANDAG Region 2020 forecasts for the six Transit Station Focus Areas anticipated potentially 3,000 new residential units in all of these areas combined.

Program Accomplishments

The study was completed and provided a detailed analysis of the Sprinter corridor with an emphasis on the strategies and planning approach around the station centers. The City also used the results of this study to plan for Ocean Creek Town Center, a transit oriented development along the sprinter line.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City will continue to study potential land use opportunities for TOD's along the sprinter corridor. The City will continue to monitor land inventory, especially residential land available for development as well as commercial and redevelopment lands that may be suitable for residential development in the transit station areas.

1999-2004 Program 12: Homeless Shelter/Transitional Housing Site Identification

Program Description

State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. To ensure compliance with this requirement, the City proposed to review its current process for the siting of these uses. If the process was found to unduly restrict these uses, the City proposed to modify its zoning ordinance accordingly. A three unit transitional housing project was to be opened in 2000 by E.Y.E.

Program Accomplishments

The units in E.Y.E. are no longer available. The City participated with North County Solutions for Change as part of a regional effort to provide transitional housing in North County.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

RENTAL ASSISTANCE/CONSERVATION

1999-2004 Program 13: Section 8 Certificates/Vouchers

Program Description

The City proposed to continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Rental Certificates and Vouchers, which would have provided rent subsidies to low income residents.

Under the Section 8 program, most tenants would have to pay about 30 percent of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – would be paid directly to the landlord by the public housing agency.

The City anticipated receiving 125 additional Section 8 certificates/vouchers during the 1999-2004 Housing Element cycle.

Program Accomplishments

The City received 182 new vouchers in 2000.

Program Evaluation

Although the City will continue to administer its housing vouchers, the City's ability to expand or even maintain this program at its current level is dependent upon the annual Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded and that program retrenchment is likely over the next four years. This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 14: Manufactured Home Rental Adjustment Program

Program Description

The City proposed to continue to consider petitions from mobile home park residents regarding rent increases by the Mobile Home Fair Practices Commission as empowered by ordinance. The City was administering this program for approximately 22 mobile home parks (a total of approximately 3,000 units.)

Program Accomplishments

The City averages 17 applications per year under this program and typically makes special adjustments in two to three cases per year.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 15: Coastal Zone Replacement Housing

Program Description

This program proposed to continue the City's existing coastal zone program, which required the replacement of any units occupied by low and moderate income households lost through demolition. The emphasis of this program was to be on retention of affordable units with replacement (Government Code 65590) on unit-by-unit basis when removal could not have been avoided.

The City anticipated that approximately 20 low income replacement units would have been constructed during the past Housing Element cycle. These units would have replaced those lost during both coastal zone and redevelopment agency activities.

Program Accomplishments

One project of four units was developed under this program during the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

REHABILITATION

1999-2004 Program 16: Acquisition/Rehabilitation

Program Description

The City proposed to continue to acquire, or assist nonprofits in acquiring, buildings in need of rehabilitation. The buildings would have been rehabilitated and rented/sold to low income households.

Program Accomplishments

No projects were initiated under this program during the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 17: Redevelopment Tax Increment Funded Rehabilitation

Program Description

This program proposed to set aside 20 percent of the tax increment revenues that resulted from the City's redevelopment activities for the development of affordable housing. These funds would have been set aside for affordable housing programs and allocated by the Community Development Commission.

The redevelopment set aside fund was averaging approximately \$600,000 annually. The City anticipated that approximately \$800,000 would have gone towards rental rehabilitation during the 1999-2004 Housing Element cycle, and that approximately 80 low income units would have been rehabilitated.

Program Accomplishments

No projects were initiated under this program during the 1999-2004 Housing Element cycle. Rehabilitation activities occurred under other programs.

Program Evaluation

The rehabilitation programs will be revised and re-organized in the 2005-2010 Housing Element, and this program will be dropped from the City's 2005-2010 Housing Element.

1999-2004 Program 18: CDBG Funded Rental Rehabilitation

Program Description

The City proposed to continue to emphasize assistance for the rehabilitation of renter occupied multi-family housing. Applicants would have received a 10-year deferred loan, which would have been forgiven at the end of the ten-year period if units were rented to low income residents.

The City anticipated that 75 low income units will be rehabilitated during the past Housing Element cycle.

Program Accomplishments

No projects were initiated under this program during the 1999-2004 Housing element cycle. Rehabilitation activities occurred under other programs.

Program Evaluation

The rehabilitation programs will be revised and re-organized in the 2005-2010 Housing Element, and this program will be dropped from the City's 2005-2010 Housing Element.

1999-2004 Program 19: CDBG Funded Owner-Occupied Housing Rehabilitation

Program Description

The City proposed to continue to implement the Housing Rehabilitation Program (HRP) to assist in rehabilitation of owner-occupied housing by offering below market rate and deferred payment loans to qualified lower-income households.

The City anticipated that 100 low income units would have been rehabilitated during the 1999-2004 Housing Element cycle.

Program Accomplishments

The City provided 55 CDBG owner occupied rehabilitation loans and 97 mobile home improvement grants under this program during the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 20: Manufactured Home Matching Grant Program

Program Description

The City proposed to continue to provide matching grants (up to \$2,000) for the rehabilitation of mobile homes. This program would have been to primarily low income mobile home occupants. This program focused on minor cosmetic repairs.

Program Accomplishments

The City raised the matching grant limit to \$6,000 in order to respond to raising costs of materials and labor during the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 21: Code Enforcement

Program Description

Code enforcement activities were proposed to be continued on a citywide basis in response to complaints or observation of blighting and/or unsafe conditions.

Program Accomplishments

The code enforcement activity is part of an ongoing City process.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

HOME BUYER ASSISTANCE

1999-2004 Program 22: First HOME Program

Program Description

The City proposed to continue to provide information about the First HOME program, a program assisting low and moderate income first time home buyers with down payment and closing cost assistance. Assistance for 20 low income households was anticipated.

Program Accomplishments

The City did not make the program available to moderate income households. The City received \$500,000 for the last three years under CalHome which was used to expand and supplement the existing program. They also received \$40,000 in AEDI funds. Fifty-six homebuyers were assisted under the combination of these programs.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City anticipates the ability to provide 8 to 10 low income households with homeownership opportunities with the continuation of this program.

1999-2004 Program 23: Mortgage Credit Certificates

Program Description

The Mortgage Credit Certificate (MCC) program assists low and moderate income first time home buyers. Under this program, which is administered by the City of Oceanside, would have enabled qualified first-time home buyers to take a federal income tax credit of up to 20 percent of the annual interest paid on their mortgage. This would have reduced the general income taxes of qualified home buyers, thus having had the effect of subsidizing their payments.

The City anticipated receiving 75 new mortgage credit certificates during the five-year housing element cycle. Of these, approximately one third would have been allocated to low income households and two thirds would have been allocated to moderate income households.

Program Accomplishments

The City issued 41 Mortgage Credit Certificates under this program during the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section. The City anticipates that they will be able to assist another 30 households during the 2005-2010 Housing Element cycle.

ADMINISTRATION

1999-2004 Program 24: Review of Processing Procedures

Program Description

The City proposed to review their current procedures for processing applications and plans for residential developments. If the process was found to constrain the development process, the City would have recommended and implemented needed changes to improve efficiency.

Potential improvements would have included, but were not to be limited to:

- Reducing the number of commissions required to review each application;
- Making necessary requirements and forms available on the internet; and/or
- Designating one City contact for each project application.

Program Accomplishments

The City did not reduce the number of commissions required to review each application; it added the senior commission and the economic development Commission to the process. It did make the necessary requirements and forms available on the internet; and designated one City contact for each project application.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section with a renewed emphasis on reducing the number of commission involved in reviews. It will also be expanded and be redefined to analyze all governmental constraints to housing, especially affordable housing.

1999-2004 Program 25: Monitoring of Potential New Housing Funds

Program Description

The City proposed to continue to monitor and pursue any available new construction and subsidy programs to meet its housing needs.

Program Accomplishments

The City is participating in a County consortium that is examining a leased-to-own program option under MHP/HOPWA programs.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 26: Rental and Vacancy Surveys

Program Description

The City proposed to continue to conduct and/or monitor periodic rental housing and vacancy surveys for use in consideration of conversion projects and for use in ongoing housing planning activities.

Program Accomplishments

The City no longer conducts the surveys but now requires developers to perform this responsibility.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section but redefined to shift the requirement to the developer.

1999-2004 Program 27: Land Write Downs

Program Description

The City proposed to explore providing land write downs for low income rental housing projects based on standards and plans for adequate low income housing sites. Assisted projects would have had to meet the reservation requirements for low and moderate income households for a period of 30 years or more.

Program Accomplishments

The city has, or is in the process of purchasing three properties: Old Grove, Lake Boulevard, and La Mission.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 28: Housing Element Monitor/Revision

Program Description

The City proposed to continue to monitor and update the Housing Element as necessary.

Program Accomplishments

The City conducted annual reports on the Housing element progress as well as reports associated with its Consolidated Plan and the Redevelopment Agency's Implementation Plan during the 1999-2004 Housing Element cycle.

Program Evaluation

This program, and the associated studies, will be continued as part of the City's 2005-2010 Housing Element, in the Program Section, and in the related documents associated with City's CDBG Consolidated Plan and Redevelopment Agency Implementation Plan.

1999-2004 Program 29: Fair Housing Program

Program Description

The City proposed to continue the documentation of discriminatory practices, education of public and housing industry regarding fair housing, expansion of minority housing opportunities, reduction of discrimination, and testing for discrimination.

Program Accomplishments

The City contracted with the San Diego Fair Housing Council for \$40,000 per year in order to meet its objectives under this program for the 1999-2004 Housing Element cycle.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 30: Nonprofit Capacity Building

Program Description

The City proposed to continue to provide technical assistance to local nonprofits to encourage and enable them to become involved in the development of low and moderate-income housing.

Program Accomplishments

Although the City did not gain any involvement of nonprofit developers under this program during the 1999-2004 Housing Element cycle, it did provide CDBG funds to a nonprofit, a faith based community development corporation to identify sites for affordable housing development.

Program Evaluation:

This program will not be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

1999-2004 Program 31: Relocation Assistance

Program Description:

The City proposed to prepare a relocation plan pursuant to the California Uniform Relocation and Real Property Act at such time as required to mitigate impacts upon people displaced as a result of public activities.

Program Accomplishments

The city has had no relocation needs since the Mirasol project in 1997.

Program Evaluation

This program will be continued as part of the City's 2005-2010 Housing Element, in the Program Section.

ISSUES AND OPPORTUNITIES

KEY ISSUES AND OPPORTUNITIES

As a result of the initial needs assessment and input received during the first two Technical Committee Workshops, two interrelated factors were identified as among the key issues and opportunities upon which the update to the housing element should focus: (1) the issue of housing affordability and (2) the issue of the amount of land available for residential development. These two issues are regional in nature but are somewhat compounded in Oceanside by the City's north county coastal location and the extent of existing development within the City.

KEY ISSUES

Affordability

The first issue, housing affordability within the City, is a reflection of a region wide phenomenon, which is somewhat magnified by the north county coastal setting of Oceanside. The cost of both land and housing (both for sale and for rent) is high in Oceanside, more than many inland areas in the county (see the Needs Assessment) but somewhat lower than other north county coastal communities. The rapid increase in the cost of land and housing that is occurring in the region is an issue for the City, especially for the provision of affordable housing.

Availability of Land Suitable for Higher Density

The second issue, the amount of land available for residential development, is another challenge for Oceanside. The City's supply of vacant land suitable for residential development has, and will continue, to decline. It is a relatively well defined geographic area and finding sites suitable for residential development, especially higher density, is growing more difficult. This growing shortage when combined with a favorable economy and the growing "market attractiveness" of Oceanside is producing historically high land costs. This issue is compounded by the perception that, due to this growing lack of vacant available land that the City will soon be "built out".

The perception of being "built out" often overlooks the reality of the private market redevelopment processes that continuously act upon selected land uses throughout the City (e. g., older commercial centers). A number of unique opportunities exist within the City to capitalize on these processes and proactively manage such change so that it provides strong vibrant neighborhood centers. Even though more of the land will be developed and the supply of vacant land will substantially decrease, the City should never really be "built out". This issue and its resolution will have significant implications for the programs that the City will include in this revised element.

A number of other issues will arise as part of these factors:

- ◆ The assessment of progress (especially regarding programs that address these two issues);
- ◆ The updates to the needs assessment which describe the order of magnitude of these issues;
- ◆ The resource inventory where the issue of land availability and City financial resources are discussed;
- ◆ The new regional share allocation which set quantifiable objectives for new construction by income category, and therefore, by density;
- ◆ The constraints, both governmental and non-governmental, which define a few key actions/programs to deal with the issues;
- ◆ The range and scope of the programs that the City will be proposing in the 2005-2010 Housing Element; and
- ◆ The overall quantified objectives, which include rehabilitation, conservation, and preservation, as well as the new construction goals mentioned above.

KEY OPPORTUNITIES

More Efficient Utilization of Infill and Redevelopment Sites

The first key opportunity that offers the City a significant advantage as it prepares its housing strategies involves the potential to better utilize the City's available land, both vacant and already developed. Through a proactive planning and design approach to development, the City can encourage infill and redevelopment opportunities that yield more housing and the potential for more affordable housing. The City has a number of opportunities where mixed use, clustered housing, and other planning concepts actually could be applied.

The City already has undertaken a number of important steps that have enabled developers to build smarter development, including residential projects. For example, ongoing efforts include residential development in the historic downtown area. Other important opportunities should arise as a result of normal private market redevelopment cycles, especially for older, strip commercial centers. The Sprinter Corridor and its station areas offer future opportunities for investment and more efficient use of land. The City also could identify infill residential areas that would benefit from increased infrastructure investment and intensification of land use. The City could also undertake actions through zoning and/or incentive programs to protect the remaining sources of relatively affordable housing such as existing apartment buildings and mobile home parks.

The City is in a good position to leverage "smart growth" resources in order to take the necessary steps to meet its share of the housing needs and to manage that change in a proactive manner, resulting in new and vibrant neighborhoods that are consistent with the character of Oceanside and that also could become valuable community assets.

Affordable Housing

The second key opportunity involves the provision of affordable housing units. The City's existing housing programs provide an impressive and important set of resources for more affordable housing. Based on the assessment of the effectiveness of these programs, some modifications and additions may be necessary to increase their scope and impact. The second workshop and subsequent staff analysis identified potential activities that could involve the participation of private developers, such as density bonuses, accessory units, inclusionary zoning, infill development and others. Other efforts in the context of "smart growth" offer some potential, such as regional transportation incentives and coordinating capital improvement priorities with local and regional funding resources. As part of the assessment of the effectiveness of its current programs, the City will look closer at some key programs to determine the extent that the City can address its housing challenges.

Non Profit Collaborations

The third key opportunity that the City should continue to capitalize upon is the role that affordable housing developers play in assisting the City to meet its affordable housing objectives. The City should continue to serve as a catalyst for collaborative efforts with non profit (and, of course, for profit) developers who specialize in affordable housing. During the past few years, these agencies have developed additional experiences and capabilities, especially in North County, that should continue to be a valuable resource for the City. Their expertise and experience should continue to be used to complement limited City resources to deliver affordable housing products that would be a community asset as well as addressing housing needs.

NEEDS ASSESSMENT

NEEDS ASSESSMENT

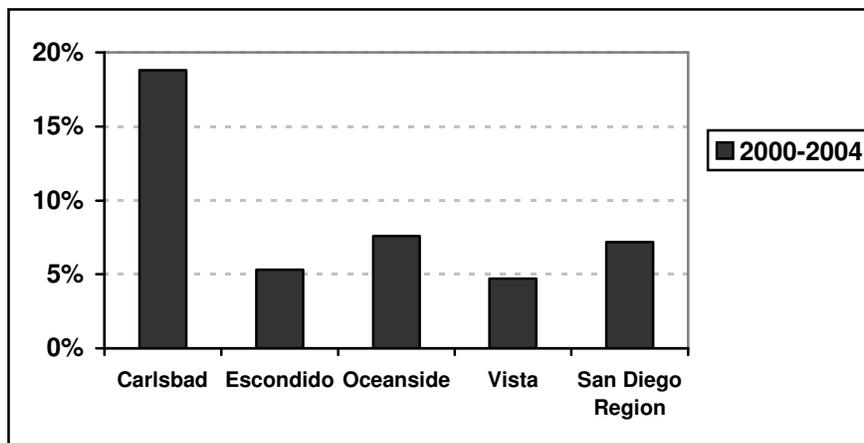
This section of the Housing Element discusses the major components of housing needs in Oceanside. The major components of this need are the City's population, household, land use, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of the cities of Carlsbad, Escondido, and Vista. These cities were chosen due to their similarities in location, population, and land use. This Needs Assessment serves as the basis for identifying the appropriate goals, policies and programs for the City to implement during the 2005-2010 Housing Element cycle.

HOUSING DEMAND CHARACTERISTICS

Population Characteristics

Since 1970, the City of Oceanside's population has increased at a faster pace than the San Diego region. Between 1990 and 2000, Oceanside grew by 25.4 percent, twice the region's growth rate of 12.6 percent. SANDAG's 2004 Current Estimates indicated that the region's population growth between 2000 and 2004 was 7.2 percent (3,017,204 residents), as shown in Figure 1. Oceanside's population growth during that same period was 7.6 percent (173,307 residents), making it the third largest incorporated city in the San Diego region.

Figure 1
Percent Change in Population
Selected Cities and San Diego Region, 2000-2004

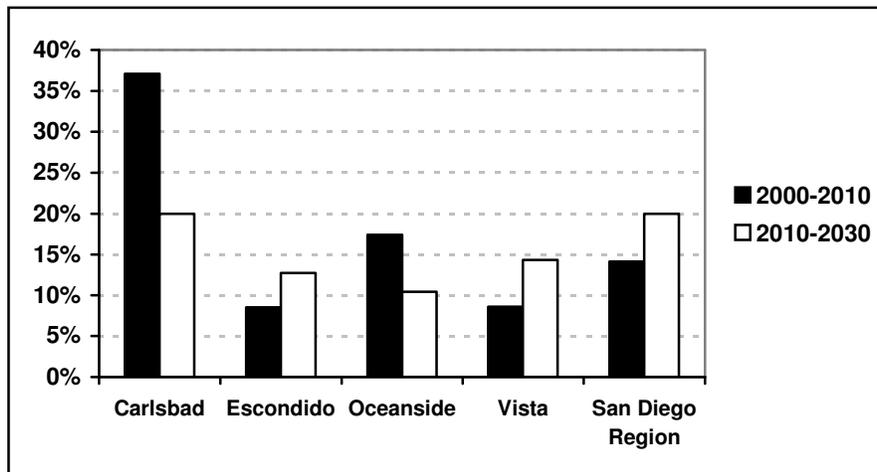


Source: SANDAG Current Estimates (2004)

Projected Population

Figure 2 projected population growth in the City of Oceanside to that of the selected cities and the San Diego region based on SANDAG's 2030 Regionwide Forecast. Between 2000 and 2010, it is anticipated that the population of the San Diego region will grow by approximately 14 percent, a gain of 397,888 new residents. During this time period, Oceanside is expected to grow by 17.4 percent, adding 27,945 new residents. Between 2010 and 2030, the region's population will increase by 20 percent, while the population in Oceanside will increase at half that rate (10 percent).

Figure 2
Projected Change in Population
Selected Cities and San Diego Region, 2000-2030



Source: SANDAG 2030 Regionwide Forecast

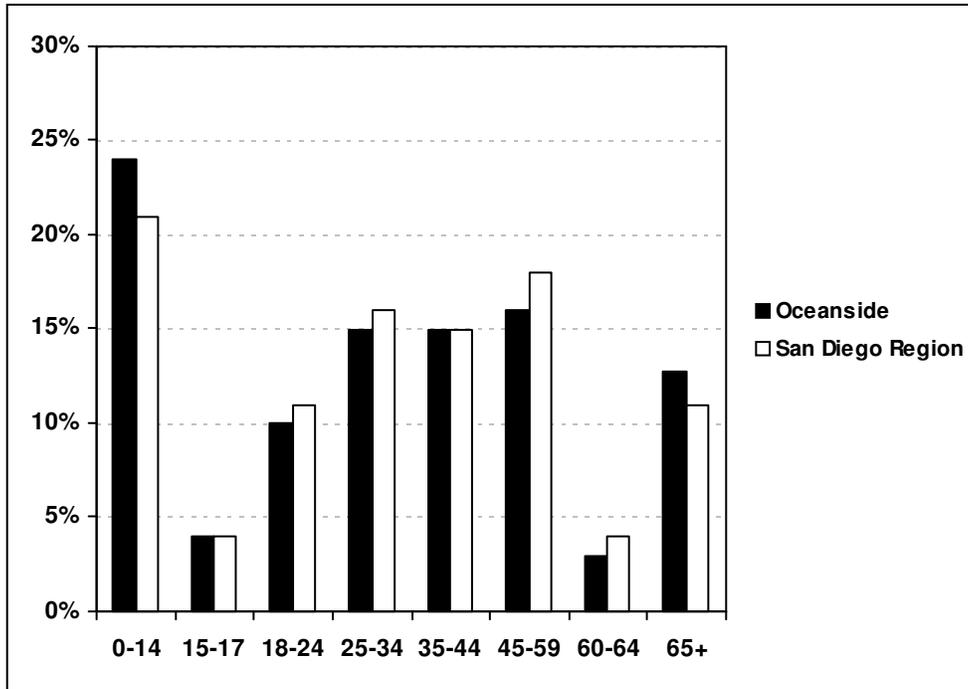
Age Characteristics

Housing demand within the market is often determined by the preferences of certain age groups. Traditionally, both the young adult population (20 to 34 years of age) and the elderly population tend to favor apartments, low to moderate cost condominiums, and smaller single family units. Persons between 35 and 65 years old often provide the major market for moderate to high-cost apartments and condominiums and larger single family units because they tend to have higher incomes and larger-sized households.

In 2000, the median age in Oceanside was 33.3 years, which was almost the same as the regional median age of 33.2. By 2004, the median age in the City had decreased to 32.8, while the regional median age increased to 33.7. The regionwide increase in median age is consistent with state and nationwide trends and can be attributed to the aging of the “baby boom” generation.

Figure 3 compares the age of residents in Oceanside to that of the region. Compared to the San Diego region, the City of Oceanside has a greater percentage of residents under the age of 18 (28 percent vs. 25 percent). This comparison indicates that there are more families with children or larger households in the City. The City also has a slightly larger percentage of residents over the age of 65 than the region (13 percent vs. 11 percent). Almost half (47%) of the residents in Oceanside are over the age of 35.

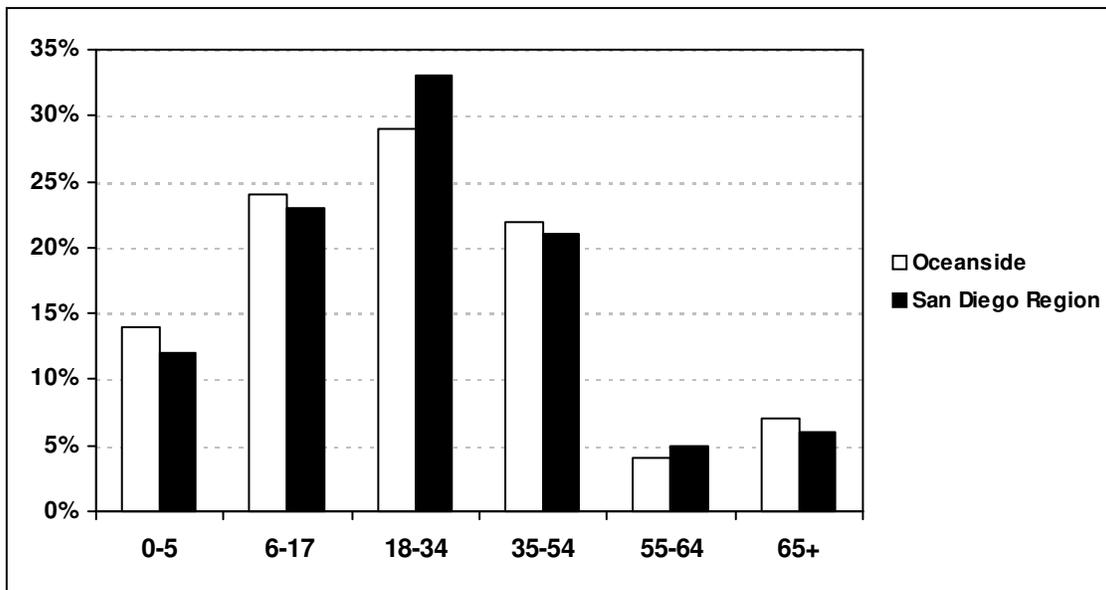
Figure 3
Age
Oceanside and San Diego Region, 2004



Source: SANDAG Current Estimates (2004)

Figure 4 shows that in Oceanside and the San Diego region, the largest percentages of people living below the poverty level² were below the age of 35. In 1999, approximately 38 percent of Oceanside residents under the age of 18 lived below the poverty level, compared to 11 percent over the age of 55. For both the City and the region, the highest percentage of residents living below the poverty level was in the 18 to 34 age group, and the lowest percentage of residents living below the poverty level was in the 55 to 64 age group.

Figure 4
Income Below the Poverty Level by Age
Oceanside and San Diego Region, 1999



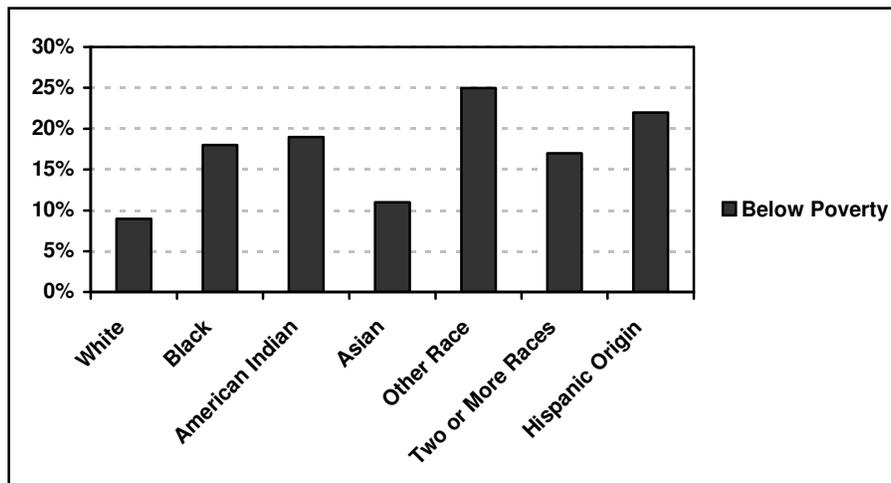
Source: 2000 Census

² The U.S. Bureau of the Census determines the poverty status by assigning 48 possible poverty thresholds to families. These thresholds vary according to size of the family and ages of the members, and they do not vary geographically. If total family income is less than the threshold appropriate for that family, then the family is in poverty.

Race/Ethnicity Characteristics

Information on ethnicity is important to an analysis of housing demand, as ethnicity tends to correlate with other characteristics such as family size, location choices, and mobility. It can also be reflective of income, as shown in Figure 5. In the San Diego region, Non-White populations tend to have a much higher incidence of poverty.

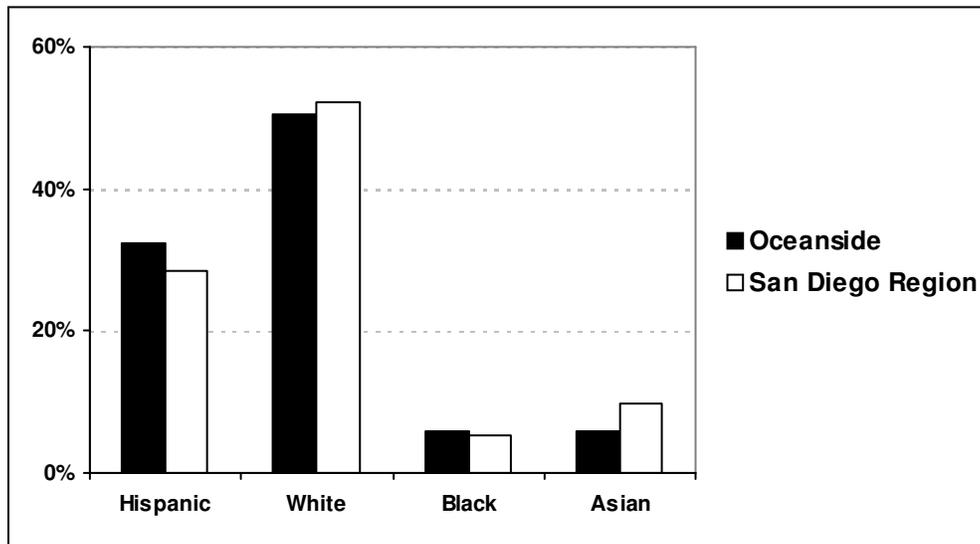
**Figure 5
Poverty Status by Race and Hispanic Origin
San Diego Region, 2000**



Source: 2000 Census

Figure 6 shows that in Oceanside, the population is predominantly White. In 2004, 50 percent of Oceanside's population was White; 32 percent was Hispanic, six percent was Black; and six percent was Asian. The ethnic composition of Oceanside is similar to that of the San Diego region.

Figure 6
Ethnicity
Oceanside and San Diego Region, 2004



Source: SANDAG Current Estimates (2004)

Map 1
PERCENT HISPANIC, BLACK, ASIAN/OTHER
Oceanside

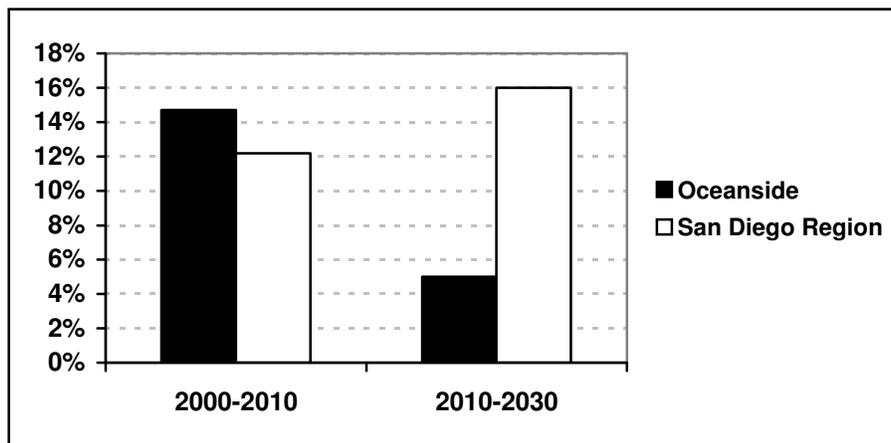
Projected Households

Many household characteristics may contribute to the need for housing, some of which are described in this section: projected households, household size, and household incomes.

In 2000 there were 994,677 households (also known as occupied housing units) in the region, an increase of 12 percent since 1990. Of these, almost six percent (56,488 households) were located in Oceanside.

Figure 7 shows that between 2000 and 2010, it is anticipated that the number of households in the San Diego region will grow by 121,646, a gain of approximately 12 percent. During this time period, the number of households in Oceanside is expected to increase by 8,295, a gain of 15 percent. The City will continue to account for approximately six percent of the region's households. Between 2010 and 2030, the San Diego region will grow by 16 percent, compared to only a five percent growth in the City.

Figure 7
Projected Change in Number of Households
Oceanside and San Diego Region, 2000-2030



Source: SANDAG 2030 Regionwide Forecast

Household Size

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 to two persons per household) traditionally can find suitable housing in units with up 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. Thus, many small households prefer, and obtain, large units.

Table 7 compares household size in Oceanside to household size in the selected cities and the region in 2004 and 2030. In 2004, the average number of persons per household in the San Diego region ranged

from 2.1 to 3.5, with a regionwide average of 2.8 persons per household. Oceanside had an average of 2.90 persons per household, representing a small increase from 2000, when 2.83 persons per household was the average. Household size is fairly similar among the selected cities, which, with the exception of Carlsbad, have larger household sizes than the regional average. Oceanside's larger household size is reflective of its larger number of families with children. In 2030, the region will have an average of 2.88 persons per household, while Oceanside increases to 3.02.

Table 7
Average Persons per Household
Selected Cities and San Diego Region, 2004 and 2030

Jurisdiction	Persons Per Household 2004	Persons Per Household 2030
Carlsbad	2.51	2.65
Escondido	3.09	3.20
Oceanside	2.90	3.02
Vista	3.13	3.23
San Diego Region	2.80	2.88

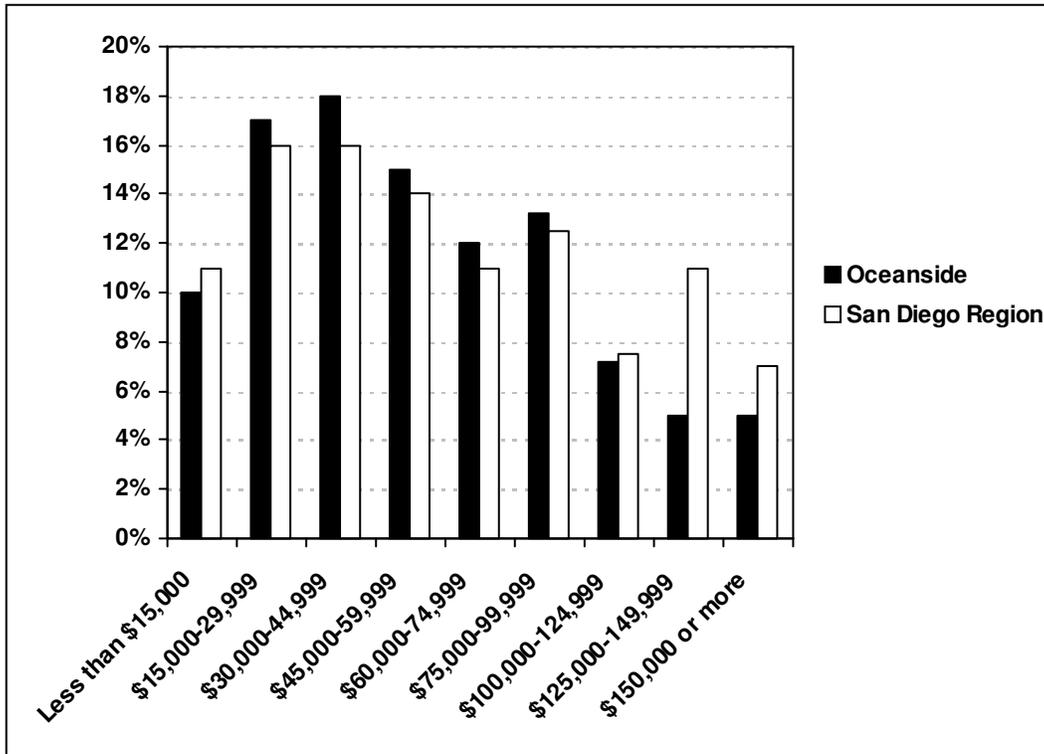
Source: SANDAG Current Estimates (2004); 2030 Regionwide Forecast

Household Income

Income levels influence the range of housing prices within a community and the ability of the population to afford housing. As household income increases, the more likely that household is to be owner-occupied. 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.

In 2004, the median household income in Oceanside was \$50,406, about \$1,800 less than the median income for the San Diego region. Figure 8 compares household income in Oceanside and in the San Diego region in 2004; the values are reported in 1999 dollars. Approximately 75 percent of Oceanside's households had incomes between \$15,000 and \$100,000, versus 70 percent in the region as a whole. In the City, 15 percent of households had incomes over \$100,000, compared to 19 percent in the region. A slightly lower percentage of the households in Oceanside than in the region have incomes lower than \$15,000.

Figure 8
Household Income (1999 Dollars)
Oceanside and San Diego Region, 2004



Source: SANDAG Current Estimates (2004)

Table 8 compares median household income in Oceanside to the other cities in the San Diego region. Oceanside ranked 11th when comparing incomes from highest to lowest. Oceanside's median household income of \$50,406 is three percent lower than the regional median income of \$52,192. Oceanside had the lowest median income of the North County cities of Del Mar, Solana Beach, Carlsbad, and Encinitas. However, household income in Oceanside was slightly higher than the cities of San Marcos, Vista, and Escondido.

Table 8
Median Household Income by Jurisdiction, by Rank* (1999 Dollars)
San Diego Region, 2004

Rank	Jurisdiction	Median HH Income*	Percent Above/Below Regional Median
1	Solana Beach	\$85,873	+65%
2	Del Mar	\$85,701	+64%
3	Poway	\$77,965	+49%
4	Coronado	\$73,665	+41%
5	Carlsbad	\$72,230	+38%
6	Encinitas	\$71,384	+37%
7	Santee	\$60,308	+16%
8	Unincorporated	\$57,969	+11%
9	Chula Vista	\$51,729	-1%
10	San Diego	\$50,543	-3%
11	Oceanside	\$50,406	-3%
12	San Marcos	\$50,336	-4%
13	Vista	\$48,280	-7%
14	Escondido	\$46,907	-10%
15	La Mesa	\$45,207	-13%
16	Lemon Grove	\$45,036	-14%
17	Imperial Beach	\$40,031	-23%
18	El Cajon	\$38,826	-26%
19	National City	\$33,515	-36%
	San Diego Region	\$52,192	0%

*Median income estimate does not match that given by the U.S. Department of Housing and Urban Development, as it does not account for household size.

Source: SANDAG Current Estimates (2004)

Map 2
MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT
Oceanside

Map 3
PERCENT OF POPULATION BELOW POVERTY BY CENSUS TRACT
Oceanside

Special Needs Groups

The following special needs groups have a significant impact upon the demand for housing. Often these groups “compete” for the same housing due to the lack of affordable housing. Identifying special needs groups is necessary to fully assess Oceanside’s housing needs and to meet Housing Element requirements. The special needs groups analyzed include the elderly, farm workers, single parents, people with disabilities, homeless people, students, military personnel, and large families. 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 would be assisted by an increase in affordable housing, especially housing located near transit stations.

Elderly

The limited incomes of many elderly persons often make it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many single elderly persons need some form of housing assistance. In 2000, 6.8 percent of the San Diego region’s residents age 65 and over were living below the poverty level.

Table 9 shows that in 2004, Oceanside had the fourth highest percentage of persons over 65 in the selected North County cities. In the City, 20 percent of residents were age 55 and over, and approximately 13 percent were age 65 and over. In the San Diego region 19 percent of the residents were 55 and over, and 11 percent were age 65 and over. Of the 21,938 elderly persons (age 65 and over) in the City, 55.9 percent were age 75 and over.

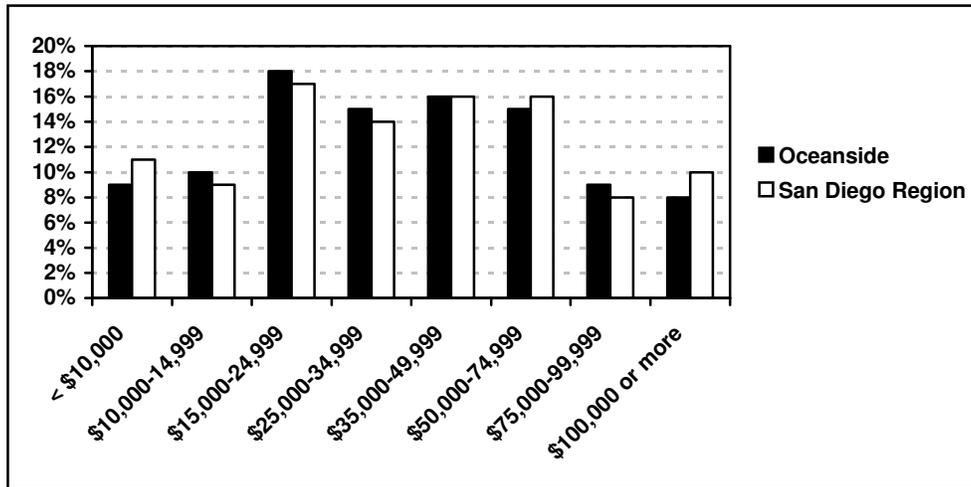
**Table 9
Persons Age 55 and 65 and Over
Selected Cities and San Diego Region, 2004**

Jurisdiction	Total	Age 55+	Age 65+	Percent Age 55+	Percent Age 65+
Carlsbad	92,995	22,466	12,476	24%	13.4%
Del Mar	4,555	1,560	781	34%	17.1%
Encinitas	62,586	13,155	6,459	21%	10.3%
Oceanside	173,307	34,074	21,938	20%	12.7%
Solana Beach	13,431	4,046	2,186	30%	16.3%
San Diego Region	3,017,204	528,077	328,534	19%	10.9%

Source: SANDAG Current Estimates (2004)

Figure 9 shows that in 2000, householders over the age of 65 in Oceanside tended to have higher incomes than those regionwide. Approximately 49 percent of elderly residents in Oceanside had incomes ranging from \$15,000 to \$49,999, compared to 47 percent regionwide.

Figure 9
Income of Householders Age 65 and Over
Oceanside and San Diego Region, 2000



Source: SANDAG, constructed from 2000 Census

Table 10 shows that in 2000, about seven percent of the population age 55 and over (and six percent of those 65 and over) lived below the poverty level in Oceanside. Almost six percent of the San Diego region's residents age 55 and over were living in poverty (six percent of age group 65 and over).

Table 10
Poverty Status for Persons Age 55 and Over
Oceanside and San Diego Region, 2000

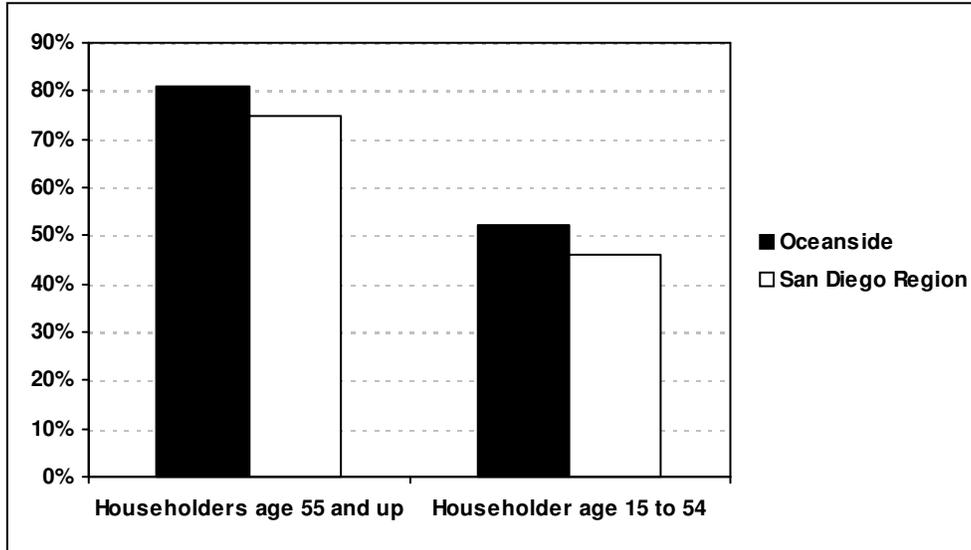
	Total Persons Age 55 and Over	Total Persons Age 65 and Over	Persons Age 55 and Over Below Poverty Level	Persons Age 65 and Over Below Poverty Level	Percent Below Poverty Level Age 55 and Over	Percent Below Poverty Level Age 65 and Over
Oceanside	31,635	21,565	2,049	1,221	6.5%	5.7%
San Diego Region	505,742	304,413	36,286	20,561	7.2%	6.8%

Source: SANDAG, constructed from 2000 Census

Figure 10 shows that homeownership rates in Oceanside are higher for householders age 55 and over than in the region as a whole. In Oceanside, 81 percent of householders age 55 and over owned their own home, compared to 51 percent of householders age 15 to 54. Regionwide, 75 percent of

householders age 55 and over own their own home, compared to 46 percent of householders age 15 to 54.

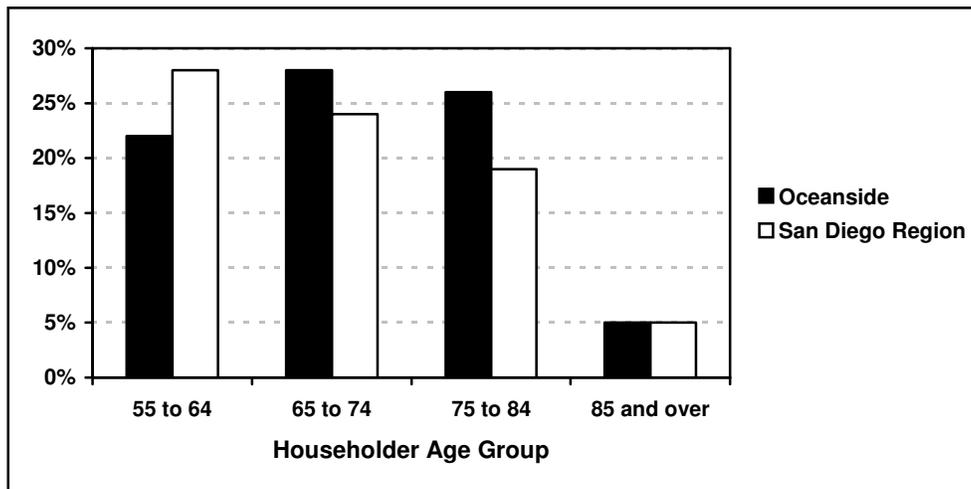
Figure 10
Homeownership Rates for Householders Age 55 and Over
Oceanside and San Diego Region, 2000



Source: 2000 Census

Figure 11 illustrates the homeownership rates by householder age group in 2000. In Oceanside, out of the 81 percent of householders age 55 and over who owned their home; 22 percent were between 55 and 64 years of age; 28 percent between 65 and 74, 26 percent between 75 and 84; and 5 percent were 85 and over. In the San Diego region, 28 percent of homeowners were within the age group 55 and 64, 24 percent within 65 and 74 years of age; 19 percent fell within age group 75 and 84; and 5 percent were 85 and over.

Figure 11
Homeownership Rates by Householder Age Group (OVER 55 YEARS)
Oceanside and the San Diego Region, 2000



Source: 2000 Census

Migrant and/or Farm Workers

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. It is estimated that a number of migrant and/or farm worker camps are 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. In Oceanside, about 20 to 30 farm workers gather daily at the southeastern corner of N. Santa Fe Ave. and Melrose Dr. looking for work.

The housing needs of farm workers are frequently overlooked due to the migratory nature of farm labor. Thus, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that at least 2,344 farm workers and migrant day laborers currently experience homelessness in the San Diego region.

In 2000, the San Diego region employed 11,800 workers in agriculture, forestry, and mining. Of these, 1,178 (10 percent) were employed in the City of Oceanside.³ Table 11 shows that in 2000, approximately 791 Oceanside residents were employed in agriculture, forestry, fishing or mining, accounting for 1.2 percent of total employment among the City's residents. While these indicators do not directly measure farm worker population (or the housing needs of farm workers), they do suggest the need for farm worker housing in Oceanside.

**Table 11
Residents Employed in Agricultural Industry
Selected Cities and San Diego Region, 2000**

Jurisdiction	Agricultural and Mining Workers	Percent of Total Employment
Carlsbad	122	0.3%
Escondido	1,052	1.8%
Oceanside	791	1.2%
Vista	553	1.5%
San Diego Region	8,384	0.7%

Source: SANDAG, constructed from 2000 Census

Single Parents

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related services. Table 12 shows that in 2000, Oceanside had 6,068 single parent households. Of these, the majority (73 percent) were female-headed households.

**Table 12
Single Parent Households
Oceanside and San Diego Region, 2000**

	Total HHs	Single Parent HHs	Percent Single Parent HHs	Female Headed HHs	Percent Female Headed Single Parent HHs	Male Headed HHs	Percent Male Headed Single Parent HHs
Oceanside	56,488	6,068	11%	4,404	73%	1,664	27%
San Diego Region	994,677	104,927	11%	78,423	75%	26,504	25%

Source: 2000 Census

³ SANDAG, Employment Inventory

Table 13 shows the percentages of single parents living below the poverty level in Oceanside and the San Diego region in 2000. Approximately 26 percent of single parent households in Oceanside were living below the poverty level, about one percent more than the San Diego region. However, nearly 28 percent of single parent households with a female householder lived below the poverty level, compared to 19 percent of those with a male householder.

**Table 13
Single Parent Households below Poverty
Oceanside and San Diego Region, 2000**

	Total HHs	Total Single Parent HHs	Single Parent HHs Below Poverty	Percent Single Parent HHs Below Poverty	Percent Female Headed Single Parent HHs Below Poverty	Percent Male Headed Single Parent HHs Below Poverty
Oceanside	56,488	6,068	1,549	26%	28%	19%
San Diego Region	994,677	104,927	26,683	25%	29%	15%

Source: 2000 Census

People with Disabilities

According to the U.S. Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs and lifting and carrying), or has difficulty with certain social roles (e.g., doing school work for children, working at a job and around the house for adults). A person who is unable to perform one or more activities, who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

Four factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. Location of housing also is an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Additionally disabilities can hinder the ability of a person to earn an adequate income to afford housing. The 2000 Census estimated that 44 percent of people with disabilities between the ages of 16 and 64 years old (civilian non-institutionalized population) who live in the San Diego region are unemployed. It also is reported that 16 percent of persons with disabilities (civilian non-institutionalized population age 5 years and older) in the region were living below the poverty level.

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income, are often perceived to be a greater financial risk than persons without disabilities with identical income amounts.

The U.S. Bureau of the Census estimates that 20 percent of the total population in the United States has some type of disability, while half of those have a severe disability.⁴ Applying these national percentages to the number of persons living in Oceanside in 2004, it can be estimated that approximately 17,331 residents have a severe disability, and that approximately 34,662 have some kind of disability. The likelihood of having a disability increases with age – nationally half of seniors 65 and over have a disability. Because Oceanside has a larger percentage of residents over the age of 65, housing accessible to persons with disabilities is a continuing need in the City.

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.

Legislation governing housing elements (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, describes an individual (not imprisoned or otherwise detained) who:

1. Lacks a fixed, regular, and adequate nighttime residence; and
2. 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 (e.g., doubled up with others); or 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 (e.g. living temporarily with family or friends.)

⁴ Source: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, Census Brief, “Disabilities Affect One-Fifth of All Americans, Proportion Could Increase in Coming Decades,” Dec. 1997, p. 1.

The Regional Task Force on the Homeless 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 (e.g., a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

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. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. In Oceanside, encampments with about 100 to 120 homeless people are found daily in areas such as LR Riverbed (I-5 to Canyon Dr.), Lawrence Canyon, Tulle Canyon, I-5 and Loma Alta Creek overpass, and Melrose Dr. and Oceanside Blvd. (vacant land).

The Task Force produces estimates that are obtained: by using observations of homeless service providers; by obtaining estimates from local officials; by reviewing reports from local surveys and studies; by observing utilization rates of homeless facilities, services, and meal programs; and by estimating counts of persons observed at known location.

Table 14 shows that the Task Force estimates that there were 1,098 homeless persons in Oceanside in 2004. Several organizations within the City and County provide assistance to the homeless on a temporary or emergency basis.

Table 14
Homelessness
Selected Cities and San Diego Region, 2004

Jurisdiction	Total	Urban Homeless	Rural Homeless¹
Carlsbad	245	73	172
Escondido	1,012	762	250
Oceanside	1,098	788	310
Vista	334	334	0
San Diego Region	9,667	7,323	2,344
¹ Includes day laborers and farm workers			

Source: Regional Housing Task Force on the Homeless. *Regional Homeless Profile*. July 2004

The shelter programs funded by the City include emergency, transitional and permanent supportive housing. In 2004, Oceanside allocated \$630,615 toward the cost of homeless services in the region, ranking fourth among all local jurisdictions.⁵ Table 15 shows the programs that serve the homeless in

⁵ Source: Regional Task Force on the Homeless, *Regional Homeless Profile*, 2004.

Oceanside. According to the Regional Task Force on the Homeless, that same year, the City allocated 8.5 percent of its Community Development Block Grant (CDBG) budget to homelessness.⁶

⁶ Source: Regional Task Force on the Homeless, March 2004 Funding Study.

**Table 15
Homeless Service Providers
Oceanside, 2003-2004**

Agency	Program Name	Amount	Target Population	Program Type
Brother Benno's Foundation	Brother Benno Center	\$17,100	Families with Children	Emergency Shelter
Catholic Charities	Winter Shelter Voucher Program	\$15,000	Families with Children	Winter Shelter Voucher Program
Fraternity House, Inc.	Fraternity House, Inc.	\$10,800	AIDS/Related Disease	Permanent Supportive Housing
Interfaith Community Services Coastal	North Coastal Service Center	\$10,400	Families with Children	Emergency Shelter
McAllister Institute	Sober Living	\$15,075	Adult Men	Transitional Shelter
Mental Health Systems	Family Recovery Center	\$89,640	Families with Children	Transitional Shelter
North Coastal Service Center	Safety Net Housing Project	\$0	Families with Children	Emergency Shelter
North County Community Services	Food Bank	\$9,100	General Population	Food
North County Solutions for Change	Solutions Family Center-Interim	\$10,000	Families with Children	Transitional Shelter
North County Solutions for Change	Solutions Family Center-Permanent	\$164,040	Families with Children	Transitional Shelter
Reg. Task Force on the Homeless	Planning and Coordination	\$1,000	General Population Victims of Domestic Violence	Planning, Admin. & Coordination
St. Clare's Home	Hubbard House	\$7,500	Domestic Violence	Transitional Shelter Case Management
Stand Up for Kids	Plan for Life Winter Shelter Program	\$11,200	Youth on their Own	I&R Winter Shelter Program
Various Churches	DV Women's Shelter	\$5,000	General Population Victims of Domestic Violence	Emergency Shelter
Women's Resource Center	Trans Housing Shelter-Apple Street	\$140,700	Families with Children	Transitional Shelter
Women's Resource Center	Trans Housing Shelter-Apple Street	\$6,500	Families with Children	Transitional Shelter
YMCA	OZ – North Coast Shelter for Youth	\$97,000	Youth on their own	Emergency Shelter
YMCA	OZ – North Coast Shelter for Youth	\$10,060	Youth on their own	Emergency Shelter

Source: Regional Task Force on the Homeless, March 2004 Funding Study

In addition to these services, many churches in Oceanside provide services to the homeless persons in the city. Some of the churches that provide volunteers and food for the homeless are the following:

- First Presbyterian
- St. Anne's Episcopal
- St. Thomas More Catholic

These churches provide shelter and assistance to homeless persons as part of the Interfaith Shelter Network. Churches that belong to the Network rotate the responsibility of sheltering homeless families and individuals for up to two weeks during the winter months.

The Regional Task Force on the Homeless funding study shows that the City of Oceanside is the fifth largest jurisdiction in per capita funding for homeless, as shown by Table 16. The analysis for this study determines the ratio of homeless funds allocated to each local jurisdiction's estimated population base (by dividing the jurisdiction's estimated general population by the budgeted dollars for homeless programs and services). The purpose is to adjust for a jurisdiction's population when comparing with other jurisdiction's homeless budgets. The study did not focus on programs that prevent homelessness from occurring, and did not include contributions from the private sector as part of public funding. It focused on programs and services that can be tracked directly to the homeless population.

Table 16
Per Capita Distribution of Program Funds by Jurisdiction
2003-2004

Jurisdiction	County's Population	Amount Spent on Homelessness	Per Capita Ratio 2003-2004
<i>County of San Diego*</i>	100%	\$37,794,630	10.87
Escondido	5.5%	\$1,384,198	10.03
Vista	3.7%	\$640,000	6.90
San Diego	50.8%	\$2,099,717	6.65
Del Mar	0.2%	\$25,465	5.66
Oceanside	6.8%	\$630,615	3.71
Poway	2%	\$78,210	1.57
Chula Vista	8.2%	\$287,376	1.44
San Marcos	2.6%	\$85,000	1.34
El Cajon	3.8%	\$112,500	1.16
Carlsbad	3.7%	\$91,671	1.02
Encinitas	2.5%	\$39,000	0.64
La Mesa	2.2%	\$11,430	0.21
Santee	2.1%	\$6,500	0.12

*The County's figure is calculated using the population for the region. Population statistics were obtained from the California Department of Finance.

Source: Regional Task Force on the Homeless, March 2004 Funding Study.

Students

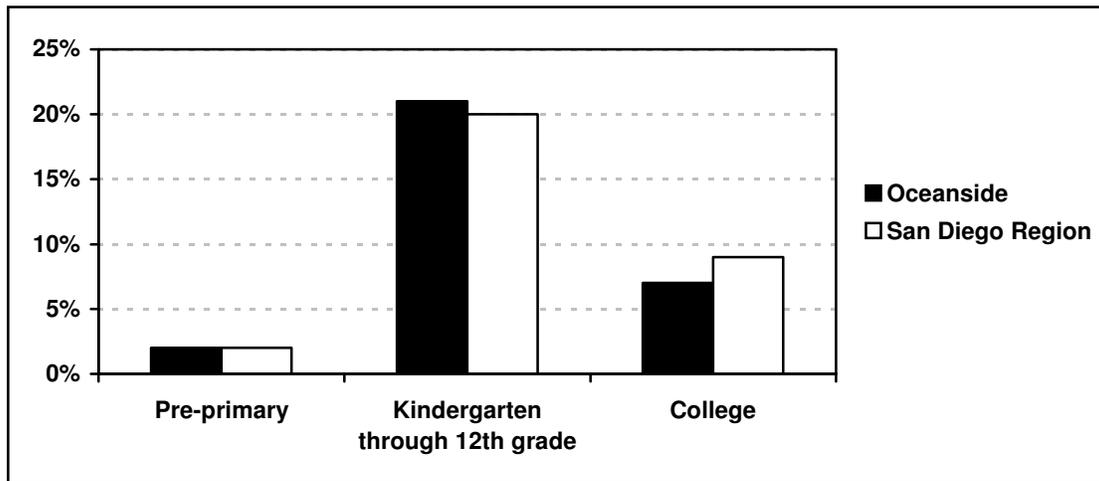
The need for student housing is another significant factor affecting housing demand. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students are low income, and are therefore affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a

specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

Oceanside does not have a major university located within its boundaries. The largest college in the City is Mira Costa Community College (Oceanside Campus), which serves approximately 6,000 students in this City and 3,000 students in Cardiff-by-the-Sea, California. Student enrollment at Mira Costa is expected to gradually increase over the coming years. Although the college does not provide housing, it provides listings of affordable housing opportunities within the City.

Figure 12 shows that in 2000, Oceanside had 10,778 residents enrolled in college, accounting for seven percent of the City's residents, that is, about two percent lower than in the region as a whole.

Figure 12
Student Population
Oceanside and San Diego Region, 2000



Source: SANDAG, constructed from 2000 Census.

Military

The military population's influence on the demand for housing takes two forms: (1) existing military households trying to find housing and (2) former military households trying to find housing. Often, the housing needs of military personnel are affected by lower-incomes and an uncertain length of residency. Enlisted military personnel in pay grades E-1 to E-5 have a need for housing affordable to lower-income families. This need is partially met by the supply of on and off base military housing; however, the current supply is not adequate. In the San Diego region, military populations are centered around Camp Pendleton, Marine Corps Air Station Miramar and other Navy stations in the Central and South Bay areas of the cities of San Diego, Coronado, National City, Chula Vista and Imperial Beach.

The City of Oceanside is located in close proximity to the Marine Base at Camp Pendleton, which increases the demand for affordable housing within the City as the Base does not provide housing for all enlisted personnel. In 2002 there were 6,519 on base housing units on Camp Pendleton, of which 5,371 were occupied. According to the 2000 Census, 4,397 persons (four percent) of the population age 16 and older in Oceanside were part of the armed forces.

Large Households

Large households are identified as a group with special housing needs because of the limited availability of adequately sized, affordable housing units. Large households often have lower incomes and frequently live in overcrowded smaller dwelling units, which can result in accelerated unit deterioration. Table 17 compares the number of large families in Oceanside to that in the region as a whole. In 2000, 15.1 percent of households in Oceanside consisted of five or more persons, compared to 13.4 percent regionwide.

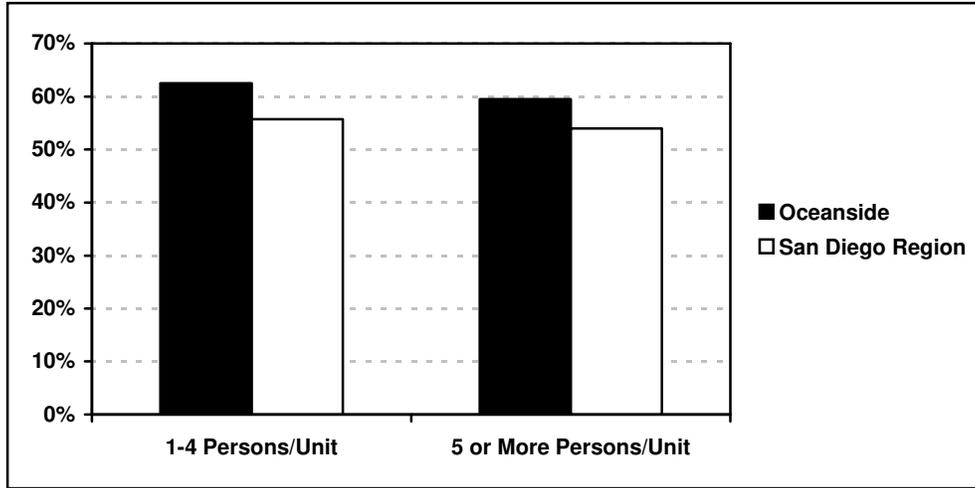
**Table 17
Large Households
Oceanside and San Diego Region, 2000**

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Oceanside	4,264	2,030	2,247	56,488
Percent of Total	7.5%	3.6%	4.0%	100.0%
San Diego Region	72,696	32,432	28,464	994,677
Percent of Total	7.3%	3.3%	2.9%	100.0%

Source: 2000 Census

Figure 13 shows that homeownership rates for large households were lower than for all households in both Oceanside and the San Diego region. In Oceanside, 60 percent of large households owned their own home, compared to 63 percent of households with less than 5 persons. Regionwide, 54 percent of large households owned their own home, compared to 56 percent of households with less than five persons.

Figure 13
Homeownership Rates for Large
Households – (Five or More Persons per Unit)
Oceanside and San Diego Region, 2000

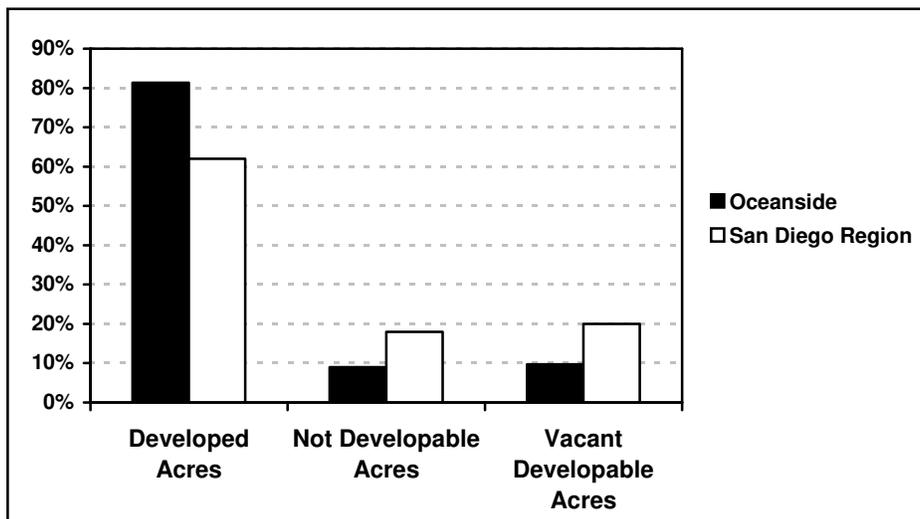


Source: 2000 Census

Land Use Characteristics

In 2000, about 81 percent (21,940 acres) of the land in Oceanside was developed, as shown by Figure 14. Approximately nine percent (2,440 acres) of the land in Oceanside was not developable due to physical or environmental constraints such as steep slopes, flood plains, wetlands or public ownership. The remaining 10 percent of land (approximately 2,605 acres) was vacant and available for development.

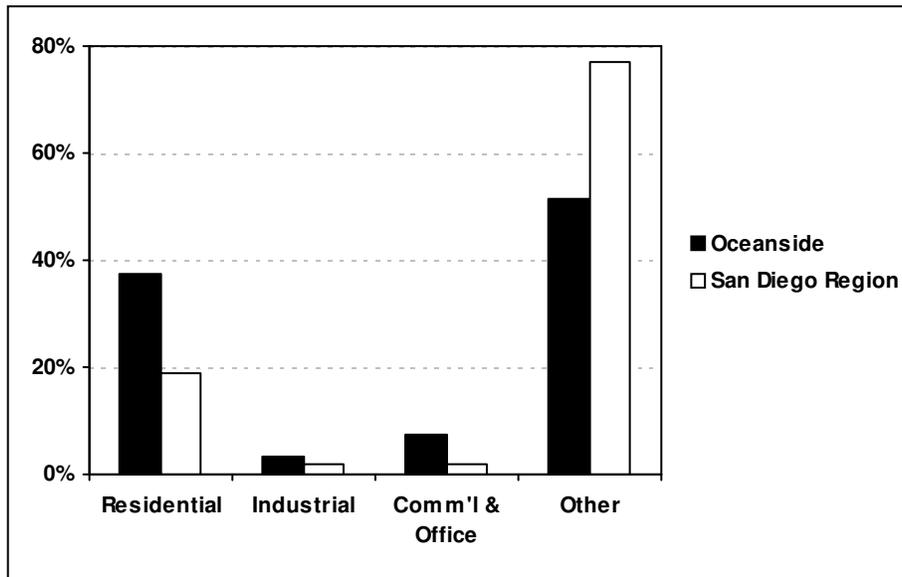
Figure 14
Developed Acres
Oceanside and San Diego Region, 2000



Source: SANDAG 2030 Regionwide Forecast, Land Use Inputs

Figure 15 compares development in Oceanside to that in the San Diego region. Oceanside has a significantly higher percentage of residential development than the region as a whole. In 2000, 39 percent of the developed land in Oceanside was developed for residential uses compared to 15 percent in the San Diego region. Oceanside also had higher percentages of land developed for industrial and commercial and office uses. Map 6 shows existing land use in Oceanside as of 2000.

Figure 15
General Land Uses
Oceanside and San Diego Region, 2000



Source: SANDAG 2030 Regionwide Forecast

Map 4
EXISTING GENERALIZED LAND USE
Oceanside

Employment Characteristics

To achieve a better balance between jobs and housing, it is important to consider the employment characteristics of a region. In the San Diego region, employment growth out-paced population growth between 1990 and 2000. The decade recorded a gain of more than 188,865 jobs, an increase of 15.8 percent, while population increased by 315,817 people, a growth rate of 12.6 percent. During the recession, between 1990 and 1996, employment grew only four percent (39,800 jobs), while population grew 8.1 percent (202,021 people).⁷

Between 1990 and 1994 more low paying than high paying jobs were created in the San Diego region. High paying jobs increased by 31.4 percent while low paying jobs increased by over 43 percent. In addition, the real wages of high paying jobs have decreased seven percent, while wages in low paying jobs have decreased 15 percent over the same time period (wages adjusted for inflation).⁸

Table 18 shows that in 2000 over 1.38 million San Diego region residents were employed. Regionwide, this figure represents a 15.8 percent increase from 1990. Oceanside employment increased by 23.9 percent between 1990 and 2000, from 31,968 residents employed to 39,610. Vista had the highest employment percentage increase.

Table 18
Employment
North Coastal Cities and San Diego Region 1990 and 2000

Jurisdiction	1990	2000	1990-2000 Percent Change
Carlsbad	34,207	50,787	48.5%
Encinitas	23,543	24,240	3.0%
Oceanside	31,968	39,610	23.9%
San Marcos	24,121	30,353	25.8%
Vista	20,639	33,820	63.9%
San Diego Region	1,195,811	1,384,676	15.8%

Source: SANDAG 1990 Employment Inventory and SANDAG 2030 Regionwide Forecast (2000 base year data)

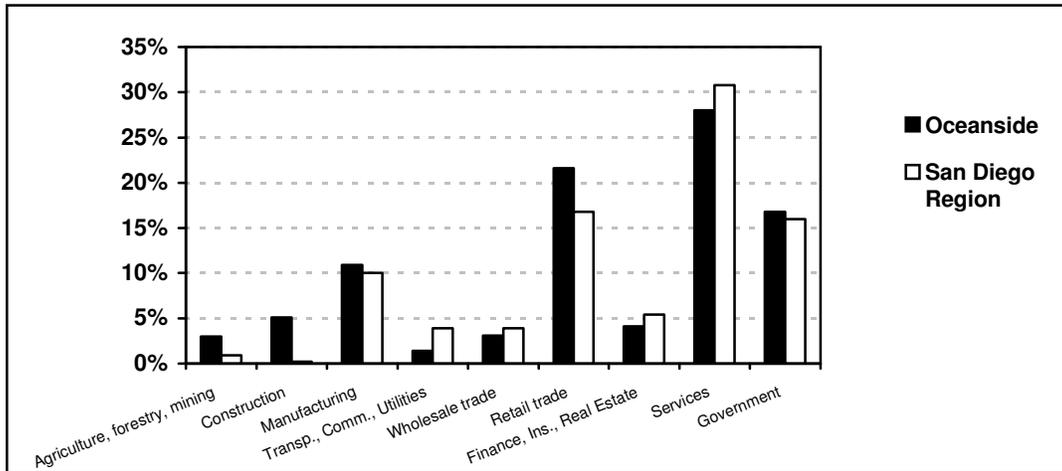
Figure 16 shows that almost 22 percent of jobs within Oceanside were in retail trade. This sector often consists largely of part-time and/or low wage opportunities. For example, in California a full-time minimum

⁷ Source: SANDAG Evaluating Economic Prosperity in the San Diego Region: 1998 Update, page 56.

⁸ IBID, page 6.

wage employee grosses approximately \$1,080 monthly. The maximum housing cost for this employee is \$324 for rent and utilities (30 percent of monthly gross income). In Oceanside, the average rent for a one-bedroom apartment is \$788. Therefore, the City's minimum wage employees must either find housing elsewhere or pay the majority of their income toward housing costs. Those working at, or near, minimum wage typically must pay 50 percent or more of their gross income on housing.

Figure 16
Employment by Industry
Oceanside and San Diego Region, 2000



Source: SANDAG 2030 Regionwide Forecast (2000 base year data).

Table 19 shows that between 2000 and 2030, Oceanside is projected to gain approximately 22,799 new jobs, an increase of 58 percent. Regionwide, approximately 439,354 new employment opportunities will be generated, an increase of 32 percent.

Table 19
Projected Change in Total Employment
North Coastal Cities and San Diego Region, 2000-2030

<i>Total Employment</i>						
Jurisdiction	2000	2010	2020	2030	Number	Percent
					Change	Change
					2000-2030	2000-2030
Carlsbad	50,787	57,324	65,656	79,188	28,401	56%
Encinitas	24,240	26,061	28,337	29,736	5,496	23%
Oceanside	39,610	44,540	51,381	62,409	22,799	58%
San Marcos	30,353	34,009	38,612	47,428	17,075	56%
Vista	33,820	39,885	47,031	55,843	22,023	65%
San Diego Region	1,384,676	1,528,522	1,672,883	1,824,030	439,354	32%

Source: SANDAG 2030 Regionwide Forecast.

Table 20 shows that the largest numerical gains in employment in Oceanside between 2000 and 2030 will occur in services, retail trade, and government.

Table 20
Projected Change in Civilian Employment by Industry
Oceanside, 2000-2030

Industry	2000	2010	2020	2030	2000-2030 Change	
					Number	Percent
Manufacturing	4,303	3,806	3,819	3,950	-353	-8%
Transp., Comm. & Utilities	551	694	820	1,194	643	117%
Wholesale Trade	1,247	1,255	1,582	2,140	893	72%
Retail Trade	8,560	10,576	12,155	14,457	5,897	69%
Finance, Ins. & Real Estate	1,635	1,951	2,578	3,322	1,687	103%
Services	11,089	13,532	16,457	21,592	10,503	95%
Government	6,674	7,151	8,029	9,020	2,346	35%
Other ¹	5,551	5,575	5,941	6,734	1,183	21%
Total Civilian Employment	39,610	44,540	51,381	62,409	22,799	58%

¹Employment in agriculture, mining, and construction industries, and self-employed and domestic workers.

Source: SANDAG 2030 Regionwide Forecast.

Commuting Patterns

Commuting patterns demonstrate the relationship between housing and employment opportunities and are a component in the allocation of growth to localities. As a result of the increase in the economic base, employment levels, and physical separation of housing and employment sites, the number of people commuting to work has increased. Table 21 shows that in 2000, 73 percent of Oceanside residents drove alone to work, compared to 74 percent driving alone in the San Diego region. Approximately 16 percent of Oceanside residents carpooled, four percent used a form of public transportation, and one percent walked. Four percent of Oceanside residents worked from home.

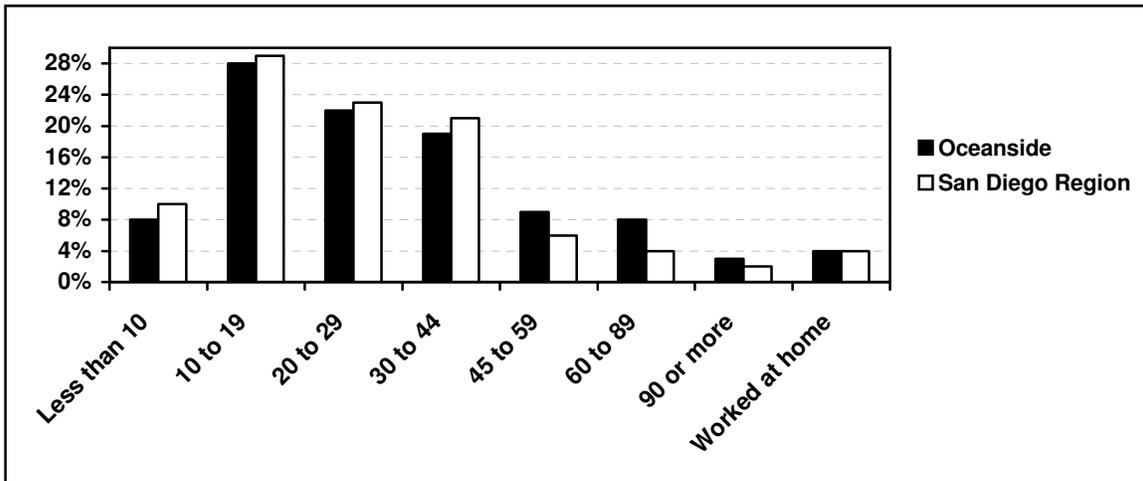
Table 21
Means of Transportation to Work
Oceanside and San Diego Region, 2000

Means of Transportation	Oceanside		San Diego Region	
	Number of Workers 16+	Percent of Total	Number of Workers 16+	Percent of Total
Car, Truck, or Van				
Drove Alone	52,880	73%	977,286	74%
Carpooled	11,779	16%	173,069	13%
Public Transportation	2,692	4%	44,871	3%
Motorcycle	271	0%	4,443	0%
Bicycle	266	0%	7,591	1%
Walked	937	1%	45,197	3%
Other means	625	1%	13,558	1%
Worked at home	2,658	4%	58,122	4%
Total	72,108	100%	1,324,137	100%

Source: SANDAG, constructed from 2000 Census

Figure 17 shows the average travel time for workers age 16 and over in Oceanside and the San Diego region in 2000. Average travel times for Oceanside residents did not vary greatly from those in the region as a whole. Approximately 35 percent of Oceanside residents had travel times to work less than 20 minutes. An additional 22 percent had commutes between 20 and 29 minutes; 19 percent had commutes between 30 and 44 minutes; and the remaining 24 percent had commutes to work of 45 minutes or longer.

Figure 17
Travel Time to Work (Minutes)
Oceanside and San Diego Region, 2000



Source: SANDAG, constructed from 2000 Census

The employment/housing ratio represents the average number of civilian employment per housing unit. The higher the employment/housing ratio is, the lower the commuting time to work will be. In 2000, Oceanside's ratio was 0.66 and is projected to increase to 0.88 by 2030 (a 33 percent change).

Table 22 shows the employment/housing ratios for all cities in the San Diego region. From 2000 to 2030, the City of Oceanside's employment/housing ratio will experience the second highest percentage increase (33 percent) when compared to other North Coastal Cities, and the third highest percentage increase when compared to the rest of the cities in the region.

Table 22
Employment/Housing Ratio
All Cities, 2000-2030

<i>North Coastal Cities</i>	2000	2030	<i>2000 to 2030 Change</i>	
			Numeric	Percent
Vista	1.13	1.61	0.48	42%
Oceanside	0.66	0.88	0.22	33%
Encinitas	1.02	1.09	0.08	8%
Carlsbad	1.50	1.56	0.06	4%
San Marcos	1.61	1.63	0.02	1%
<hr/>				
<i>Other Cities</i>	2000	2030	<i>2000 to 2030 Change</i>	
			Numeric	Percent
Poway	1.39	2.03	0.64	46%
Solana Beach	1.37	1.56	0.19	14%
Imperial Beach	0.38	0.43	0.05	12%
Escondido	1.10	1.24	0.13	12%
Del Mar	1.50	1.62	0.12	8%
El Cajon	1.17	1.27	0.09	8%
Unincorporated	0.69	0.75	0.05	8%
Santee	0.85	0.92	0.07	8%
La Mesa	1.02	1.07	0.05	5%
Lemon Grove	0.98	1.01	0.03	3%
National City	1.39	1.40	0.02	1%
Chula Vista	0.90	0.91	0.00	0%
Coronado	1.28	1.26	-0.01	-1%
San Diego	1.58	1.56	-0.02	-2%

Source: SANDAG 2030 Regionwide Forecast

HOUSING SUPPLY CHARACTERISTICS

In 2004, the City of Oceanside had a housing stock of 59,581 units, as shown in Table 23. Since 2000, the housing stock in the City has increased at a very similar pace as the San Diego region (5 percent). Although this rate of growth is healthy, when compared to the 1990's, the number of housing units added decreased greatly in all areas. This trend can be partially attributed to both the recession and the increase in the number of construction defect lawsuits, which may have slowed housing development, and the growing shortage of vacant developable land.

Table 23
Total Housing Units
Selected Cities and San Diego Region, 2000 and 2004

Jurisdiction	2000	2004	Percent Change 2000-2004
Carlsbad	33,798	39,308	16.3%
Escondido	45,050	46,155	2.5%
Oceanside	59,581	62,557	5.0%
Vista	29,814	30,249	1.5%
San Diego Region	1,040,149	1,093,603	5.1%

Source: SANDAG, constructed from 2000 Census

Projected Housing Units

Table 24 shows that between 2000 and 2010, Oceanside will gain approximately 8,200 housing units, an increase of 13.8 percent. Regionwide, approximately 12 percent more units (125,945) will be added to the housing stock. Between 2010 and 2030, Oceanside will gain approximately 2,845 new housing units, an increase of 4.2 percent. Approximately 16 percent more units will be added in the region. The selected North County cities will have a slower rate of housing growth than the region between 2010 and 2030. Oceanside has the lowest rate of housing growth of all the selected North County cities.

Table 24
Projected Housing Units
Selected Cities and San Diego Region, 2000-2030

Jurisdiction	2000	2010	2020	2030	Percent Change 2000-2010	Percent Change 2010-2030
Carlsbad	33,798	45,321	48,975	50,728	34.1%	11.9%
Escondido	45,050	47,976	49,622	51,646	6.5%	7.6%
Oceanside	59,581	67,829	69,837	70,674	13.8%	4.2%
Vista	29,814	31,880	33,279	34,635	6.9%	8.6%

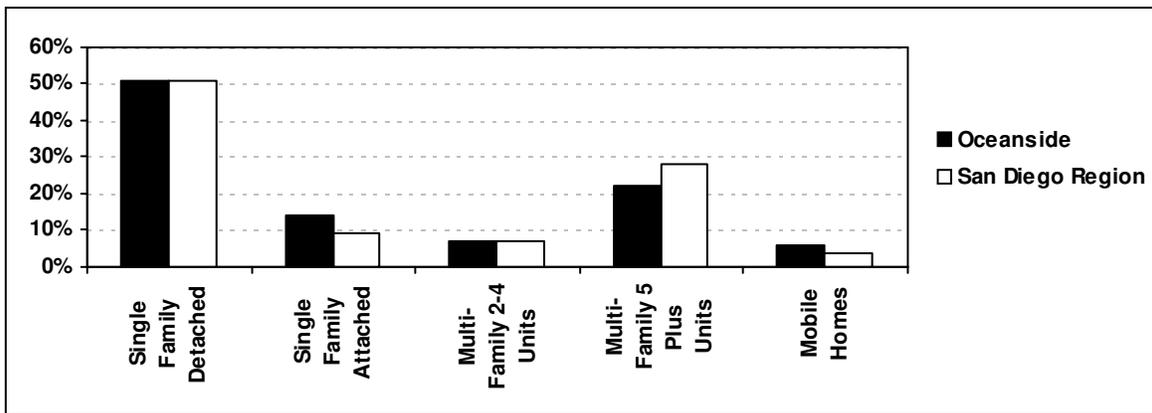
San Diego Region	1,040,149	1,166,094	1,254,647	1,354,088	12.1%	16.1%
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Source: SANDAG 2030 Regionwide Forecast

Housing Type

Figure 18 shows that in 2000, the largest percentage (51 percent) of housing units in Oceanside were single family detached units. Approximately 14 percent were single family attached units; seven percent were multi-family with two to four units; 22 percent were multi-family with five or more units; and six percent were mobile homes.

Figure 18
Type of Housing Units
Oceanside and San Diego Region, 2000



Source: SANDAG, constructed from 2000 Census

Table 25 shows that the percentage of single family housing units in relation to total housing units in Oceanside is projected to remain stable after 2010, while the percentage of multi-family housing units gradually increases. This trend, which mirrors regional trends, will occur in response to limited land availability for single family homes, and a continuing demand for housing.

Table 25
Projected Housing Unit Type
Oceanside, 2000-2030

Housing Type	2000	Percent of Total Hsg.	2010	Percent of Total Hsg.	2020	Percent of Total Hsg.	2030	Percent of Total Hsg.
Single Family	38,572	64.7%	44,685	65.9%	45,235	64.8%	45,325	64.1%
Multi-Family	17,577	29.5%	19,611	28.9%	20,950	30.0%	21,559	30.5%
Mobile Homes	3,432	5.8%	3,533	5.2%	3,652	5.2%	3,790	5.4%
Total Housing	59,581	100.0%	67,829	100.0%	69,837	100.0%	70,674	100.0%

Mobile Homes

Table 26 shows that in 2004, mobile homes accounted for 5.5 percent of total housing units in Oceanside, compared to 4.3 percent in the San Diego region. Oceanside accounts for 7.3 percent of total mobile homes in the region. SANDAG projects that an additional 216 new mobile homes will be added in Oceanside to the total housing stock by 2020, an increase of six percent. Due to the potential cost advantages of manufactured housing and mobile homes, they are often considered a significant source of affordable housing opportunities. Cities typically do not include in their General Plans the number of new mobile homes that are planned for; hence, SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction.

**Table 26
Mobile Homes by Jurisdiction
Oceanside and San Diego Region, 2004**

Jurisdiction	Total Mobile Homes	Total Housing	% Total Housing	% Total Mobile Homes in Region
Oceanside	3,436	62,557	5.5%	7.3%
San Diego Region	46,920	1,093,603	4.3%	100%

Source: SANDAG Current Estimates, 2004

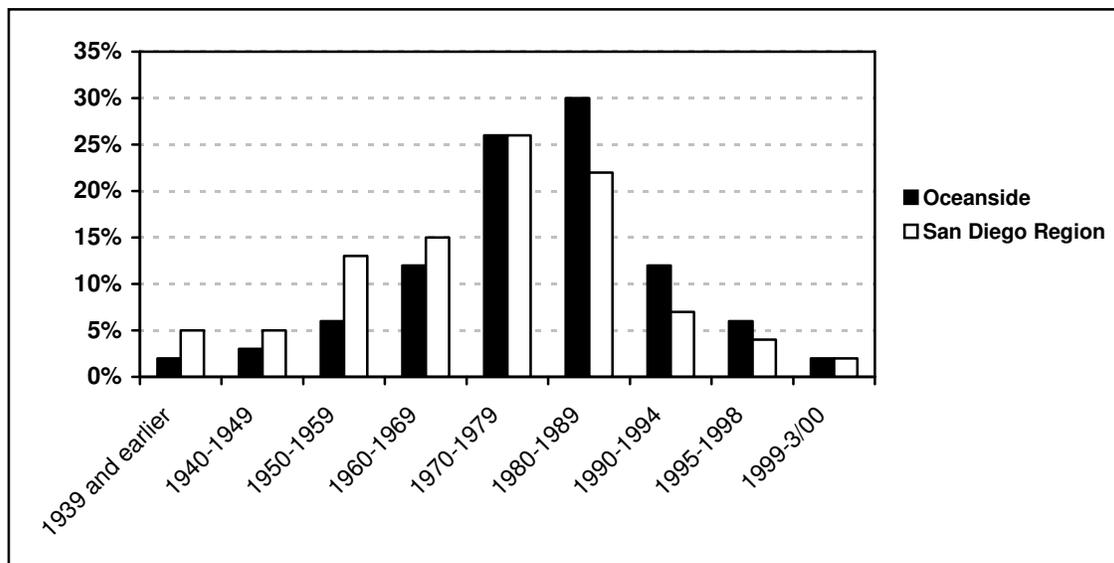
**Map 5 HOUSING TYPE BY CENSUS TRACT
Oceanside**

Map 6
HOUSING UNITS PER SQUARE MILE BY CENSUS TRACT
Oceanside

Housing Age

Age of housing is an important characteristic because it is often an indicator of housing condition. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development. Figure 19 shows that the majority (57 percent) of the housing units in Oceanside was built between 1970 and 1989. Only small percentages of housing were built either before 1950 (five percent) or after 1994 (eight percent).

Figure 19
Year Housing Built
Oceanside and San Diego Region, 2000



Source: SANDAG, constructed from 2000 Census

Housing Condition

Housing condition, or more specifically housing that has been identified as substandard, is an indicator of housing need. Substandard housing units include those in need of repair and those in need of replacement. Two types of data that could be used to indicate substandard housing are the number of units lacking plumbing facilities and the percentage of units built before 1940 (although these do not always indicate substandard conditions). The primary source of information about the number of substandard units within a jurisdiction is the United States Census.

Plumbing Facilities

In 2000, the City of Oceanside had 301 housing units (290 occupied and 11 vacant) without plumbing facilities, as shown in Table 27. This accounted for 0.5 percent of the total housing stock in the City. Regionwide, 0.7 percent of housing units lacked plumbing facilities.

**Table 27
Housing Units by Availability of Plumbing
Oceanside and San Diego Region, 2000**

	Total Housing Units			Occupied Units			Vacant Units		
	With Plumbing	No Plumbing	% No Plumbing	With Plumbing	No Plumbing	% No Plumbing	With Plumbing	No Plumbing	% No Plumbing
Oceanside	59,197	301	0.5%	56,106	290	0.5%	3,091	11	0.4%
San Diego Region	1,032,992	7,157	0.7%	988,640	6,037	0.6%	44,352	1,120	2.5%

Source: SANDAG, constructed from 2000 Census

Pre-1940 Housing

Units may be considered substandard by the U.S. Department of Housing and Urban Development (HUD) if they were built before 1940 and have a value less than \$35,000. Table 28 shows that two percent of the housing stock in Oceanside was built before 1940, approximately three percent less than the region as a whole.

**Table 28
Housing Built Before 1940
Selected Cities and San Diego Region, 2000**

Jurisdiction	Units Built Before 1940	Total Units	Percent of Total Units
Carlsbad	554	33,798	1.6%
Escondido	1,067	45,050	2.4%
Oceanside	1,195	59,581	2.0%
Vista	612	29,814	2.1%
San Diego Region	53,289	1,040,149	5.1%

Source: SANDAG, constructed from 2000 Census

**Map 7 PERCENT PRE-1940 HOUSING BY CENSUS TRACT
Oceanside**

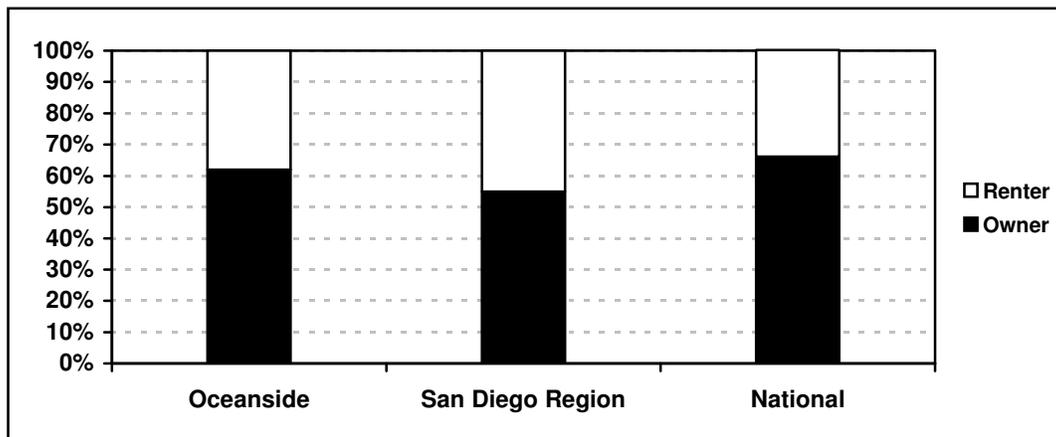
Substandard Housing

Of course, the information presented above only can give indirect indication of housing conditions. The City has some, but not a significant, number of units in need of repair and/or rehabilitation, especially given the number of units that have been recently constructed. Based upon a combination of previous “windshield surveys”, observations and experiences of the code enforcement and planning staff, and indicators from the redevelopment blight surveys, the City has estimated that approximately 140-150 units would fall into this category, although most meet minimum housing and building code requirements. These numbers, and the need to upgrade units that were not necessarily substandard, drove the Quantified Objectives portion of the Housing Element and are used as part of the numerical objectives for the Housing Rehabilitation Program.

Housing Tenure

Tenure is an important market characteristic because it is directly related to housing types and turnover rates. Figure 20 shows that in 2000, over 62 percent of occupied housing units in Oceanside were owned, compared to a lower regional rate of 55 percent, and a higher national rate of 66 percent. Oceanside’s homeownership rate in 1990 was 58 percent.

Figure 20
Tenure by Household Unit
Oceanside, San Diego Region, and Nation, 2000



Source: 2000 Census

MAP 8
TENURE BY CENSUS TRACT
Oceanside

Existing Affordable Housing Developments

There are several affordable housing developments in the City of Oceanside. Table 29 lists those projects that are regulated by a government agency. Some of these units were built to satisfy inclusionary housing requirements. In addition to developments monitored by governmental agencies, many potentially affordable units exist in the City that are not officially monitored or regulated, such as second dwelling units both illegally and legally developed.

**Table 29
Governmentally Regulated Affordable Housing Projects
City of Oceanside, 2005**

Name	Address	Number of Units	Program	Potential Date of Subsidy Termination
Corona Apts.	1215 Division St.	23	HOME	2036
Marisol Apts.	1119 S. Tremont St.	21	HOME	2036
Old Grove	235 Via Pelicano Dr.	56	HOME	2019
Solutions for Change	722 W. California Ave.	10	HOME	2039
Teri Inc. (T.E.R.I.)	4602 Allende St.	2	HOME	2039
Vintage Point II				
East Senior	1923 Bush St.	186	HOME	2018
WRC Transitional Housing	1963 Apple St.	23	HOME	Open

Source: "Projects and Monitoring Schedule", Housing and Neighborhood Services Department, City of Oceanside, 2005

Assisted Housing Units at Risk of Converting to Market Rate Rents

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next ten years. Currently the City of Oceanside has 21 programs with earliest potential of subsidy termination during the 2005-2010 Housing Element cycle and no units during the 2010 to 2015 cycle.

Table 30
Assisted Low Income Rental Units Subject To Termination
Oceanside, 2006

Project Name	Total Units	Program	Earliest Date of Subsidy Termination
El Dorado 115 S Clementine St.	85	Section 202	2007
North River Club 4520 N. River Rd.	56	Section 8	2003
Silvercrest – Oceanside 3839 Lake Blvd.	68	Section 202	2008
Villa De Cortez 310 N. Clementine St.	11	Section 202	2003
Vista del Oro 4401 Mission Ave.	69	Bond	2008
Shadow Way 4771 Yuma Ave	40	Bond	2007
Cape Cod Villas 1710 Maxson St.	36	Density Bonus	2007
Plaza Laguna 1910 Broadway St.	5	Density Bonus	2006
Dubuque St. 1436 Dubuque St.	8	Density Bonus	2006
12 different locations	70	Rental Rehab	2006-2009
Total	448		

Sources: California Housing Partnership, 2004 and "Projects and Monitoring Schedule," Housing and Neighborhood Services Department, City of Oceanside, 2006.

Thousands of assisted housing units in San Diego are eligible to change from low income to market rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. As rent subsidies and restrictions expire, lower income tenants may face steep rent increases or even be displaced outright. The affected housing units are referred to as "at-risk" units. In 1989, Housing Element law was amended to require an assessment of at-risk units, along with programs to reduce adverse impacts on lower income tenants for the next ten years, 2005 to 2015.

The “at-risk” units include projects receiving state and/or federal assistance and units created through local inclusionary housing, density bonus, or bond financing programs. The analysis of expiring subsidies must include the period covered by the Housing Element, plus another five year period beyond that time. Thus, the analysis below addresses all units in jeopardy of conversion by 2015: 448 housing units in the City.

Housing element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments. Currently nine assisted housing developments (378 units) and 12 scattered site units (70 units) in the City are at risk of conversion to market rate housing within the 2005-2010 housing element cycle and no units at risk during the next cycle. Therefore, the City will initiate a program (see Program 28) regarding at risk units based upon the following preliminary analysis.

Based upon the existing City and County of San Diego programs and policies, these units are to remain available to the very low income tenants then occupying such units until one of four events happen: 1) household income exceeds 140% of the income at which such household would qualify as a very low income tenant, 2) the household voluntarily moves out or is evicted for "good cause", 3) thirty years after the commencement of the project period, or 4) the owner pays for the relocation of the tenant(s). At this point the owners have not indicated what their intentions are.

Cost of replacement housing

Section 65583(a)(8)(b) requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.” As mentioned in the previous section, there are 448 units at risk of conversion during the Housing Element period and 5 years beyond.

The first step in determining the cost of replacement housing was to determine the estimated market value of these units; current data on average assessed parcel prices in Oceanside was used. Table 23 shows that the total market value of the total units to be \$ 200-250 million. However, given the current high demand for housing, it is likely that acquisition costs would be higher than these estimates.

Assuming 900 square feet for one bed room units, 1,100 square feet for two-bedroom units and 1,400 square feet for three bedroom units with a combined land and construction cost of about \$180/square foot (\$65 per square foot for land (the range has been \$50 to \$75 per square foot, depending on proximity and views (limited for these sites)) and \$115 per square foot for construction of a Type 5 building (wood and stucco over podium parking)), the replacement costs would be \$ 88 million for land and construction and another \$15.5 million for parking (\$23,000 per parking stall (assume a total of 1.5 per unit for a total of 672 spaces). Thus, the cost to replace the at-risk units with new construction would be a little over \$ 103 million.

Preservation Cost Analysis

Preserving the affordability of existing units is a primary goal of the City of Oceanside. This part of the analysis will estimate the potential cost of preserving these units through the purchase of an affordability covenant or acquisition. The cost to acquire the units and preserve them as affordable also would be

substantial. Based on comparable properties, the cost of acquiring an 448 units of apartment type buildings could be over \$1.2 million. Because the units are located within projects that include market rate units as well as affordable units, acquisition could cost even more than replacement. Moreover, the owners of the units in question may not be interested in selling the properties (or selling a share in ownership to a local non-profit to manage the affordable units).

The units are rent restricted using City and County subsidies and programs. However, the cumulative gap between the market-rate rents and affordable rents for the 448 units would be approximately \$ 224,000 to \$268,800 a month (\$500-600 per month depending on the occupant's income times 448 units) or \$2.7 million to \$3.2 million a year. Direct subsidies to tenants and/or landlords to close the gap are not proposed at this time; the analysis suggests that it would be more cost-effective to build new units (especially after the 5th or 6th year) than to subsidize the existing units, or acquire the properties outright.

The government code requires the City to identify local non-profit corporations which have the "legal and managerial capacity to acquire and manage" the at-risk units or the apartment complexes containing at-risk units. The City also is required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units. A number of non-profit housing developers are active in North San Diego County and could assist the City in the preservation of the at risk units:

- Interfaith Housing
- Habitat for Humanity
- Metropolitan Area Advisory Committee (MAAC)
- Cooperation of Affordable Communities and Homes (COACH)

There also are private developers in the North County, including the owners of the at-risk projects themselves, who might be interested in participating in their preservation. Such developers may have access to state and federal tax credit funding and to rehabilitation loans through the City's various programs.

Potential funding sources to assist in the preservation of at-risk units include CDBG and Home funds, and the 20 percent housing set-aside funds from the City's redevelopment agency. The City can use these funds to provide gap financing to assist non-profits in acquiring an ownership share in the complexes containing at risk units. In addition, the California Department of Housing and Community Development has a multi-family housing program which provides deferred payment loans at three percent interest for the acquisition and rehabilitation of at-risk units. These funds typically are used to leverage additional investment from the private sector. The California Housing Finance Agency (CalHFA) also may provide subsidy assistance for the acquisition of below-market projects.

The City also will explore direct negotiations with at-risk project owners to extend the terms of the affordability restrictions. There may be financial incentives the City can offer, or disincentives to raising the rents to market levels. This is particularly true if the owner is seeking additional bond financing, rehabilitation assistance, or conducting other transactions which require City approval or participation. To the extent feasible, extensions of below-market rental agreements should try to keep the units affordable for as long as possible. In the event preservation of any of the at-risk units is infeasible, the City and County program requirements, as described above, will be the first step in protecting tenants and avoiding displacement.

Purchase of Affordability Covenant

One method the City could utilize to retain the affordability of these units is to purchase an affordability covenant for the assisted units (possibly through the proceeds from redevelopment funds). Given the cost savings of providing rental subsidies, and the importance of preserving existing affordable units, the City could explore the option of purchasing affordability covenants for some of the more appropriate developments.

Conclusions

There are 448 assisted housing units in Oceanside at risk of converting to market rates through the ten year cycle with most units “at risk” during 2007 to 2009. Although there are provisions in place to protect many of the existing assisted households as long as they occupy the units, the “at risk” units will be a substantial challenge to the City during the next five to ten years. The City will work proactively with the owners of these properties and with local non-profits in an attempt to preserve the long-term affordability of the units.

MARKET INDICATORS

Housing Costs

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.

Renter Costs

The primary source for renter costs in the San Diego region is the San Diego County Apartment Association. The Apartment Association conducts two surveys of rental properties per year. For the Fall 2004 survey, 8,400 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 43,000 units. For the 2003 survey, 8,000 surveys were sent out, and 39,000 responses were received. Although this survey sampled a broad variety of rental housing, it was not scientific sampling. The sampling size for each jurisdiction varied and in the case of Oceanside, the number of units/properties surveyed for studios and three bedroom apartments was relatively small. Additionally, the survey did not exclude information on affordable housing units, which may lower the average monthly rent for certain jurisdictions and unit sizes.

Table 31 shows that in the Spring of 2004, the average monthly rent in Oceanside ranged from \$695 for a studio apartment to \$1,475 for a three-bedroom apartment, and in Fall of the same year these ranged from \$520 to \$1,370. Apartment rents in Oceanside tend to be higher than those of the San Diego region as a whole. However, in Fall 2004 the average monthly rents in Oceanside were between \$139 to \$104 lower than the region, probably as a result of deployment and the high vacancy rate.

**Table 31
Average Monthly Rent
Selected Cities and San Diego Region, 2004**

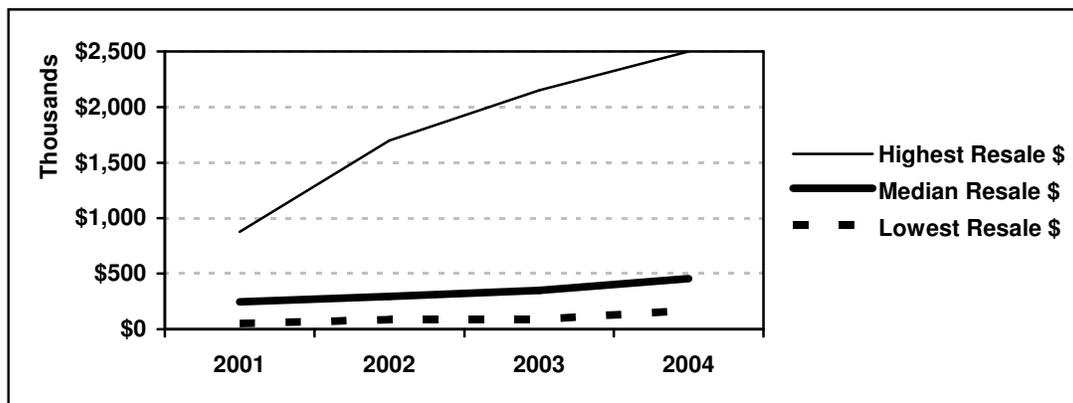
Jurisdiction	Unit Size	Spring 2003	Fall 2003	Spring 2004	Fall 2004
Carlsbad	Studio	\$722	\$640	\$777	\$837
	1 Bdrm.	\$835	\$846	\$980	\$930
	2 Bdrm.	\$1,208	\$1,161	\$1,234	\$1,228
	3 Bdrm.	\$1,642	\$1,693	\$1,522	\$1,835
Escondido	Studio	\$634	\$548	\$618	\$617
	1 Bdrm.	\$735	\$804	\$766	\$681
	2 Bdrm.	\$969	\$895	\$883	\$878
	3 Bdrm.	\$1,205	\$1,309	\$1,192	\$1,246
Oceanside	Studio	\$661	\$652	\$695	\$520
	1 Bdrm.	\$804	\$829	\$807	\$788
	2 Bdrm.	\$971	\$1,055	\$1,114	\$962
	3 Bdrm.	\$1,383	\$1,453	\$1,475	\$1,370
Vista	Studio	\$589	681	\$492	\$726
	1 Bdrm.	\$885	809	\$770	\$819
	2 Bdrm.	\$1,042	955	\$933	\$955
	3 Bdrm.	\$1,264	1,078	\$1,161	\$1,210
San Diego Region	Studio	\$608	\$682	\$637	\$659
	1 Bdrm.	\$744	\$788	\$796	\$800
	2 Bdrm.	\$953	\$1,034	\$1,023	\$1,053
	3 Bdrm.	\$1,316	\$1,437	\$1,372	\$1,474

Source: San Diego County Apartment Association, 2004

Owner Costs

Figure 21 shows that the median housing price in Oceanside has been rising since 2001. The annual median resale housing price in 2004 was \$455,000, an 84 percent increase from 2001. The disparity between the high and low resale home values and the positioning of the median are indicative of a much greater number of low value houses sold in the City.

**Figure 21
Home Resales
Oceanside, 2001-2004**



Source: The San Diego Union Tribune, 2001 – 2004

Table 32 shows that in 2004, Oceanside had the lowest median cost of resale homes in the selected North County region of San Diego. The median cost of \$455,000 was nine percent lower than the regional median cost of \$500,000.

**Table 32
Median Value of Home Resale
Selected Communities and San Diego Region, 2004**

Jurisdiction	Median Value 2004
Carlsbad	\$725,000
Carmel Valley	\$975,000
Encinitas	\$760,000
Del Mar	\$1,275,000
Oceanside	\$455,000
San Diego Region	\$500,000

Source: San Diego Union Tribune, as of February 2005

Vacancy Rates

Vacancy rates indicate the degree of choice and availability. 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.

The San Diego County Apartment Association is the primary source of vacancy rate information in the San Diego region. The Apartment Association sends out surveys to rental property owners and managers throughout San Diego County twice a year. As this represents only a sampling of rental properties, the numbers do not represent the entire housing stock, but they assist in analyzing vacancy trends throughout the region.

Table 33 shows that of the 1,353 units surveyed in Oceanside in fall of 2004, only 58 were vacant, equivalent to a 4.2 percent vacancy rate. The Apartment Association estimates that the regionwide vacancy rate for multi-family rental housing was about 3.8 percent in the fall of 2004.

Table 33
Vacancy Rates
Oceanside, 2003-2004

	Units Surveyed	Number Vacant	Percent Vacant
Fall 2004	1,353	58	4.3%
Spring 2004	1,887	100	5.3%
Fall 2003	2,033	86	4.2%
Spring 2003	2,690	212	7.9%

Source: San Diego County Apartment Association, 2003-2004

Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. The Census Bureau defines an “overcrowded” unit as one occupied by 1.01 or more persons per room in a house (including kitchens, living rooms, etc., but excluding 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 and/or housing units, especially for large families.

Table 34 shows that using the Census definition of 1.01 or more persons per room, in 2000 approximately 12 percent of households in the San Diego region were overcrowded. In Oceanside, 7,331 housing units

(13 percent) were overcrowded. This constitutes about six percent of total overcrowded units in the San Diego region.

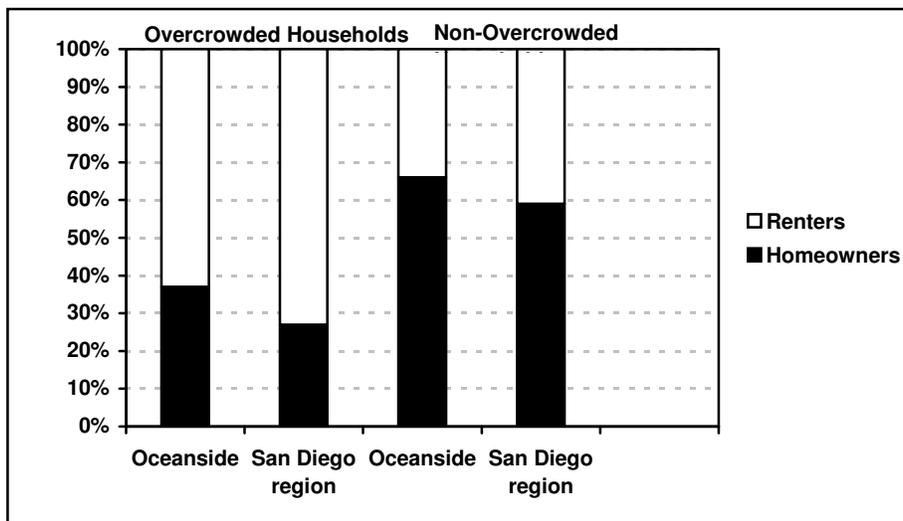
**Table 34
Overcrowded Housing Units
Selected Cities and San Diego Region, 2000**

Jurisdiction	Occupied Housing Units	Overcrowded (More than 1.01 Persons per Room)	% Overcrowded (More than 1.01 Persons per Room)
	31,521		
Carlsbad		1,236	3.9%
Escondido	43,817	7,611	17.4%
Oceanside	56,488	7,331	13.0%
Vista	28,877	5,025	17.4%
San Diego Region	994,677	117,426	11.8%

Source: SANDAG, constructed from 2000 Census

Figure 22 shows that in 2000, homeownership rates were much lower for overcrowded households in both Oceanside and the region (using the Census definition of overcrowding). In Oceanside, about 37 percent of overcrowded households were owner occupied, compared to 66 percent of non-overcrowded households. Approximately 27 percent of overcrowded households regionwide were owner occupied, compared to 59 percent of non-overcrowded households.

**Figure 22
Homeownership Rates of Overcrowded Households
(1.01 Persons per Room or More)
Oceanside and San Diego Region, 2000**



Source: SANDAG, constructed from 2000 Census

Map 9
Number of Overcrowded Housing Units by Census Tract
Oceanside

Overpayment

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of supply and demand. This measurement is often expressed in terms of overpayers: 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 overpayers as those lower-income households paying over 30 percent of household income for housing costs.

Table 35 shows that in 2000, 21 percent of households in the San Diego region were paying over 30 percent of their income towards housing costs. In Oceanside, approximately 36 percent of households were paying over 30 percent, with 46 percent of renters and 30 percent of owners overpaying.

Table 35
Households* Paying More Than 30% of Income for Housing Costs
Selected Cities and San Diego Region, 2000

Jurisdiction	Total	Paying 30%+	% Paying 30%+	Renters			Owners		
				Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+
Carlsbad	31,521	10,480	33.2%	10,280	4,187	40.7%	21,241	6,293	29.6%
Escondido	43,817	16,453	37.5%	20,509	9,552	46.6%	23,308	6,901	29.6%
Oceanside	56,488	20,563	36.4%	21,426	9,887	46.1%	35,062	10,676	30.4%
Vista	28,877	10,980	38.0%	13,224	6,123	46.3%	15,653	4,857	31.0%
San Diego Region	994,677	211,236	21.2%	443,216	101,777	23.0%	551,461	109,459	19.8%

* Households do not equal totals presented in other tables because housing costs were not computed for all households.

Source: SANDAG, constructed from 2000 Census

Table 36 shows that in Oceanside low income households were more likely to have overpayment and other housing problems. In 2000, almost 79 percent of extremely low income households (earning 0 to 30 percent area median income) were paying over 30 percent of their income towards housing costs; 67 percent were paying over 50 percent. Approximately 73 percent of very low income households (earning

31 to 50 percent area median income) paid over 30 percent of their income towards housing costs, and 36 percent paid over 50 percent. Approximately 54 percent of low income households (earning 51 to 80 percent area median income) paid over 30 percent of their income towards housing costs, and 14 percent paid over 50 percent.

Table 36 also shows that in Oceanside the percentage of low income renters (74 percent) with housing problems is higher than the percentage of low income owners (61 percent). The percentage of households paying over 50 percent of their income towards housing costs is reduced as income increases. Large related renter households tend to have the highest percentage of housing problems (84 percent), indicating a need for large housing units at affordable rents. Small related households represent the second highest percentage of low income renter household (54 percent) with housing problems.

Table 36
Housing Needs of Low Income Households
Oceanside, 2000

	Renters					Owners			Total Households
	Elderly 1&2 Member Households	Small* Related Households	Renters Large** Related Households	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low Income (0-30 % Median Income)	801	1,075	630	833	3,339	1,133	325	2,114	5,453
% with any housing problems	76%	91%	100%	75%	85%	71%	66%	74%	81%
% with cost burden >30%	75%	88%	92%	75%	82%	71%	66%	73%	79%
% with cost burden >50%	65%	79%	71%	67%	71%	53%	51%	61%	67%
Very Low Income (31-50 % Median Income)	720	1,454	720	779	3,673	1,629	245	2,718	6,391
% with any housing problems	78%	93%	100%	98%	93%	45%	74%	59%	78%
% with cost burden >30%	76%	90%	69%	96%	84%	45%	69%	57%	73%
% with cost burden >50%	45%	38%	20%	60%	41%	16%	53%	30%	36%
Low Income (51-80 % Median Income)	450	2,220	990	1,505	5,165	2,469	528	5,487	10,652
% with any housing problems	62%	74%	93%	65%	74%	36%	66%	61%	67%
% with cost burden >30%	56%	60%	27%	62%	54%	36%	65%	55%	54%
% with cost burden >50%	9%	5%	3%	9%	6%	14%	30%	20%	14%
Total Households	2,505	9,084	3,405	6,342	21,336	11,751	3,653	35,034	56,370
% with any housing problems	60%	54%	84%	44%	57%	26%	44%	37%	44%

* 2-4 Persons

** 5+ Persons

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Data Book, 2000

RESOURCES

HOUSING RESOURCES

This section evaluates the potential resources available to the City for residential development, largely based on the Oceanside General Plan and Zoning Ordinance.

LAND INVENTORY

Availability of Suitable Sites

Housing Element law mandates that a city must show that it has adequate sites with required public services and facilities for a variety of housing types for all income levels. In this section, adequate sites will be discussed in terms of the City's regional share goals—the City's share of the region's housing needs for 2005-2010. Based upon the SANDAG inventory of residential land with development potential and a parcel by parcel review with planning, housing and redevelopment staff, it can be demonstrated that the City has capacity for more than 12,763 units, far past its fair share of 6,423 units. As a result of this analysis, the City can identify sites with a potential for new housing that includes vacant land, redevelopment land, infill sites, transit oriented development and sites identified by the Affordable Housing Task Force. The City has the capacity to meet, and in deed, exceed its regional share. The following section will examine the Regional Share and the various categories of sites that will address the Regional Share requirements: the Affordable Housing Task Force sites (both vacant residential and commercial), other vacant residential land with residential development potential, other vacant commercial land with residential development potential, redevelopment/infill, Sprinter Transit Corridor, and shopping center redevelopment,

In addition to this analysis, the City has identified two programs which significantly will increase the potential for developing these sites at densities suitable for affordable housing: the Program 9, Potential Residential Units (Affordable Housing Task Force Sites) and Program 10, Transit Oriented Districts (TOD) and Smart Growth Focus Areas. In addition, the redevelopment area of Oceanside offers a number of sites with potential for high density residential development as well as about \$ 1.2 million dollars in 20% set-aside monies for affordable housing.

Regional Share Goals

According to state law, local jurisdiction's housing needs assessments must include their share of the projected needs for housing in the region (regional share). The San Diego Association of Governments (SANDAG) has identified Oceanside's share of regional housing needs for 20005-2010. The figures are contained in the Regional Housing Needs Assessment (RHNA) that was adopted by SANDAG in February 2005. Each jurisdiction must identify the sites (capacity) to meet their share of the region's housing needs. The regional share identifies the need for new housing units for each jurisdiction and

distributes the projected housing need to all income groups: very low, low, moderate, and above moderate.

The projected needs by income category for the City of Oceanside are shown in Table 37 Oceanside accounts for seven percent of the region's projected housing needs, or 6,423 units. Of this, the City needs to provide adequate sites for 2,496 lower income units, 1,214 moderate income units, and 2,713 above moderate income units. Sites suitable for the development of lower income units must be available to be developed at a density high enough to support affordable multi-family developments. In Oceanside, densities of at least 20 dwelling units per acre or greater are necessary to support this type of development. Sites suitable for the development of moderate income households must be able to support high density single family development as well as multi-family development. In Oceanside, densities of at least 10 dwelling units per acre are necessary to support the development of moderate income housing. The development of above moderate income housing can be achieved at any allowable density.

**Table 37
Regional Share Needs
Oceanside, 2005**

Income Category	Regional Share Need	% of Need	Appropriate Density
Very Low Income (<50% A.M.I.)	1,454	23%	>20 Du/Acre
Low Income (50-80% A.M.I.)	1,042	16%	>20 Du/Acre
Moderate Income (80-120% A.M.I.)	1,214	19%	>10 Du/Acre
Above Moderate Income (>120% A.M.I.)	2,713	42%	Any
Total	6,423	100%	

Source: SANDAG Regional Housing Needs Assessment, February 2005

Capacity to Meet Regional Share Needs

Table 38 shows the City's current housing capacity using vacant residential land, land with the potential for infill residential development, and land with the potential to redevelop to residential uses. Oceanside has the potential for an additional 12,763 housing units if development occurred at reasonably allowable densities, 6,240 more than the regional share need of 6,423. Of these total units, 2,630 could be developed at densities high enough to support lower income housing (>20 du/acre), 134 more than the regional share need of 2,496 for these income levels. An additional 2,142 units can be developed at densities high enough to support moderate income housing (10-20 du/acre), 928 more than the regional share need of 1,214 for this income level.

The following site analysis identifies sites throughout the City based upon current planning and zoning that would be available for residential development/redevelopment. In addition the analysis also looks more closely at those sites that were analyzed as part of the Affordable Housing task Force work, vacant residential land with redevelopment potential throughout the City, vacant commercial land with residential development potential throughout the City, a closer look at sites with residential development potential as part of the City's formal redevelopment program, sites with potential smart growth /transit oriented residential development associated with the new commuter rail line (the Sprinter), and older shopping centers with residential/mixed use redevelopment potential. Although there is some overlap of these categories in the acreages in the City-wide analysis, it is obvious that the City has the capacity to meet its regional share objectives by income category. The City also has instituted two programs as part of the Housing Element program section to further facilitate the development of the infill, smart growth, transit oriented development/redevelopment.

Program 9 commits the City to continue to work with the properties identified in the Affordable Housing Task Force Report during the planning period to pursue opportunities for conversion to residential use. These lands have the potential to intensify existing residential land uses or to convert from planned non-residential land uses to residential uses with varying degrees of density. In addition, some of these lands may lend themselves to a mixed-use scenario of commercial and residential within the same area, though not necessarily in the traditional multi-story mixed-use sense of ground floor commercial and above ground residential. During the planning period, the City will review the properties included in Table 46 with the property owners and neighborhood residents and consider possible land use changes to provide additional housing opportunities for the future.

Under Program 10 the City will build upon the recently completed comprehensive evaluation of the potential for densification along the existing coastal and inland planned railway transit corridors. Six new transit stations will be added to the City along the Oceanside Boulevard east/west corridor by the year 2008 as part of the Oceanside/Escondido rail project (Sprinter). This study examined mixed-use and densification opportunities for a quarter mile planning radius around each station as well as along the coastal corridor from the existing transit center to Oceanside Boulevard.

This study provided recommendations for additional mixed-use TOD and smart growth focus area policies to be incorporated into the City's General Plan. Possible actions include conversions of nonresidential or low density residentially designated areas to higher density land uses at 29 to 43 dwelling units per acre including mixed-use and live-work type conversions of existing nonresidential uses. The number of additional residential units that may occur from this effort will depend upon final density ranges established through the public review process and market factors. However, preliminary estimates as contained in the SANDAG Region 2030 Forecast for the six Transit Station Focus Areas anticipate potentially several thousand new residential units in all of these areas combined.

These two programs will provide a parallel effort by the City with the ability to monitor development activity especially higher density residential activity and develop "fall back" strategies as the development activity proceeds.

Table 38
Residential Land with Development Potential
Oceanside, 2006

General Plan Category	Vacant Land			Redevelopment or Infill Land			All Land		
	Acres	Existing Units	Capacity	Acres	Existing Units	Capacity	Acres	Existing Units	Capacity
OPEN SPACE	0	0	2	0	0	0	3,107	114	2
AGRICULTURAL	220	0	0	0	0	0	3,523	145	0
CIVIC INSTITUTIONAL	78	0	0	0	0	0	677	38	0
PRIVATE INSTITUTIONAL	79	0	2	0	0	0	246	96	2
ESTATE A .5-.9 DU/AC	288	8	276	0	0	0	368	19	276
ESTATE B 1-3.5 DU/AC	982	6	2,802	47	102	34	3,640	7,824	2,836
SINGLE FAM DET. 3.6-5.9 DU/AC	566	1	3,351	10	49	65	3,497	15,474	3,416
MED DENSITY A RES 6-9.9 DU/AC	235	0	1,466	0	0	0	2,752	15,858	1,466
MED DENS B RES 10-15 DU/AC	134	0	1,617	0	0	0	717	5,850	1,617
MED DENS C RES 15.1-20.9 DU/AC	26	0	519	0	0	6	245	3,703	525
HIGH DENSITY RES 21-28.9 DU/AC	21	0	248	21	339	288	181	2,590	536
URBAN HIGH DENS RES 29-43 DU/AC	13	0	490	16	345	363	217	3,741	853
COMMUNITY COMMERCIAL	117	1	0	0	0	0	355	74	0
COMMERCIAL NEIGHBORHOOD	71	0	226	0	0	0	188	144	226
COMMERCIAL GENERAL	49	0	164	3	23	7	269	398	171
COMMERCIAL SPECIAL	115	0	254	6	75	-75	357	372	179
PROFESSIONAL	72	0	76	8	133	-93	194	166	-17
INDUSTRIAL GENERAL	39	0	0	0	0	0	191	0	0
INDUSTRIAL LIGHT	622	27	0	0	0	0	1,500	28	0
LOW DENS RES RANCHO DEL ORO	12	0	97	0	0	0	320	1,865	97
MEDIUM DENS RES RANCHO DEL ORO	29	0	356	0	0	0	150	867	356
RESIDENTIAL/PROFESSIONAL	3	0	110	3	10	112	18	29	222
TOWNE CENTER R.D. ORO	0	0	0	0	0	0	31	0	0
HARBOR	0	0	0	0	0	0	107	103	0
RESEARCH PARK	0	0	0	0	0	0	8	0	0
CEMETERY	17	0	0	0	0	0	92	0	0
RAILROAD/TROLLEY	0	0	0	0	0	0	160	10	0
FREEWAY AND ROAD	64	0	0	0	0	0	3,876	73	0
TOTALS	3,854	43	12,056	115	1,076	707	26,985	59,581	12,763

Sources: US Census 2000 and SANDAG 2030 Forecast land use inputs, May 2006.

This inventory is based upon a parcel by parcel review of the GIS files compiled by SANDAG for regional growth forecasts purposes and reviewed by the City staff. Unfortunately the City does not have a GIS system or the ability to identify all the sites in the inventory on a parcel by parcel basis. However, the City did conduct an affordable housing inventory as the result of the efforts of the Affordable Housing Task Force and a parcel by parcel review and analysis of these sites, other vacant residential land with residential development potential, other vacant commercial land with residential development potential, redevelopment/infill, Sprinter Transit Corridor, and shopping center redevelopment to further substantiate the capacity to meet the Regional Share total and separate income categories. Those parcels are identified below and analyzed in the context of the requirements of AB 2849, specifically wherever possible and at the neighborhood scale when more detailed additional analysis is not available.

1. The Affordable Housing Task Force Site Analysis

The Affordable Housing Task Force conducted an analysis of 43 sites using criteria that include and go beyond the AB 2849 requirements. During this analysis the Task Force concluded that 26 sites met or exceeded these criteria. Ten sites have been eliminated because they have been developed (in two cases for affordable housing) and/or are no longer available for affordable residential development. The other remaining 17 sites did not meet the Task Force criteria, as well as, to a large extent, the standards inherent in AB 2849. The following tables identify the remaining sites which also are included in Program 9. These two categories of sites by themselves would provide the potential for 2,981 units of affordable housing. This total would exceed the Regional Share for affordable housing units by 485 units.

Affordable Housing Task Force Site Inventory

**Vacant Land with Potential to Convert or Intensify
To Residential Land Uses
Oceanside, 2005**

Location	Size	Current Zoning	Capacity with rezone to RHU (@25 du/ac)	Constraints	APN	Infrastructure
Melrose/N. Santa Fe	16.9 acres	RE-B 1-3.5 du/ac	422	Soil but can be mitigated	159-112-22, 223, 225, 229, 235, 236	Existing full urban, including sewer and water
Sky Haven	6.0 acres	RHU	75 (half constrained)	Soil & habitat	169-020-64, 168-02-064	Existing full urban, including sewer and water
North of Vista Way	2.5 acres	RM-A	62	None	165-49-319 to 340	Existing full urban, including sewer and water
Rancho Del Oro/Vista Way	3.6 acres	RM-A	90	None		Existing full urban, including sewer and water
NEC SR 76 & I-5	68.2	RMB	375 (15 acres non-constrained)	Soil, slope, habitat	144-21-005, 990, 010, 145-01-020	Existing full urban, including sewer and water

Barnwell/Oceanside Blvd	2.7 acres	RS	67	None	149-16-032, 033	Existing full urban, including sewer and water
Mission @ Butler	16.4 acres	RE-B	125 (5 acres non-constrained)	Slopes	146-14-022	Existing full urban, including sewer and water
Pala Road	7.4 acres	RS	185	None	158-30-146	Existing full urban, including sewer and water
Frazer Road @ Old Grove	64.0 acres	RS	250 (10 non-constrained acres)	Slope and habitat	158-10-315	Existing full urban, including sewer and water

Source: The Comprehensive Affordable Housing Strategy, 2004 affordable Housing Site Inventory

Affordable Housing Task Force Site Inventory

**Existing or Planned Commercial Centers with Mixed Use Potential
Oceanside, 2005**

Location	Size	Current Zoning	Capacity with rezone to RHU (@25 du/ac)	Constraints	APN
Melrose/Oceanside Blvd	7.3 acres	CN	182	None	161-030-10, 1
Jefferson St. @ SR 78	9.9 acres	CS_HO	247	Soils but can be mitigated	165-120-5
Vine St./Oceanside Blvd.	7.2 acres	CR	180	None	152-320-16
Mission/Carolyn Circle	14.5 acres	IL	362	None	160-270-1
Mission/Foussat	2.8 acres	CL	70	None	160-550-0
Frazer Rd. @ Old Church	1.9 acres	CL	47	None	158-101`-5
N. River Rd./Calle Montecito	9.7 acres	IL	242	Soils but can be mitigated	157-060-4

Source: The Comprehensive Affordable Housing Strategy, 2004 affordable Housing Site Inventory

2. Vacant Residential Land with Residential Development Potential

In addition to these sites, the City has 2,265 acres that are planned for residential development with a capacity for 10,769 units. These sites are distributed throughout the City and provide a range of densities and affordability. Although 6,429 of these units are designated for low density residential development, 3,602 units are planned at medium densities (6.0 to 9.9 du/ac, 10-15 du/ac, and 15.1 to 20.9 du/ac). Thirteen acres are zoned for Urban High Density (29-43 units per acre) with a potential for 345 units and 21 acres are zoned for High Density (21-28.9 units per acre) with a potential for 339 units (see Table 37 and Map 11).

3. Vacant Commercial Land with Residential Development Potential

The City also has an additional 235 acres of vacant commercial land with the potential for 644 units. Some of these lands are planned to enable residential development at densities that would provide affordable housing. In deed, the Affordable Housing Task Force site analysis includes seven such sites. Such developments would go through the normal permitting process and do not invoke any additional requirements or processes.

4. Redevelopment

The City of Oceanside has identified a redevelopment project area that includes most of the area west of Interstate 5 to the coast and south to Mission, then west to Cleveland and then south to Wisconsin (see map). This area includes large blocks of areas with high density residential development capacity (up to 43 units to the acre). Several sites within the redevelopment area have an especially high potential for affordable housing development: a 4 acre site @ Neptune way and North Coast Way, a one acre site on Myer near Cleveland, and a one acre site Horne and Surfrider Way. In addition the Redevelopment Project Area identifies a number of residential areas that can be developed at high densities (up to 43du/ac):

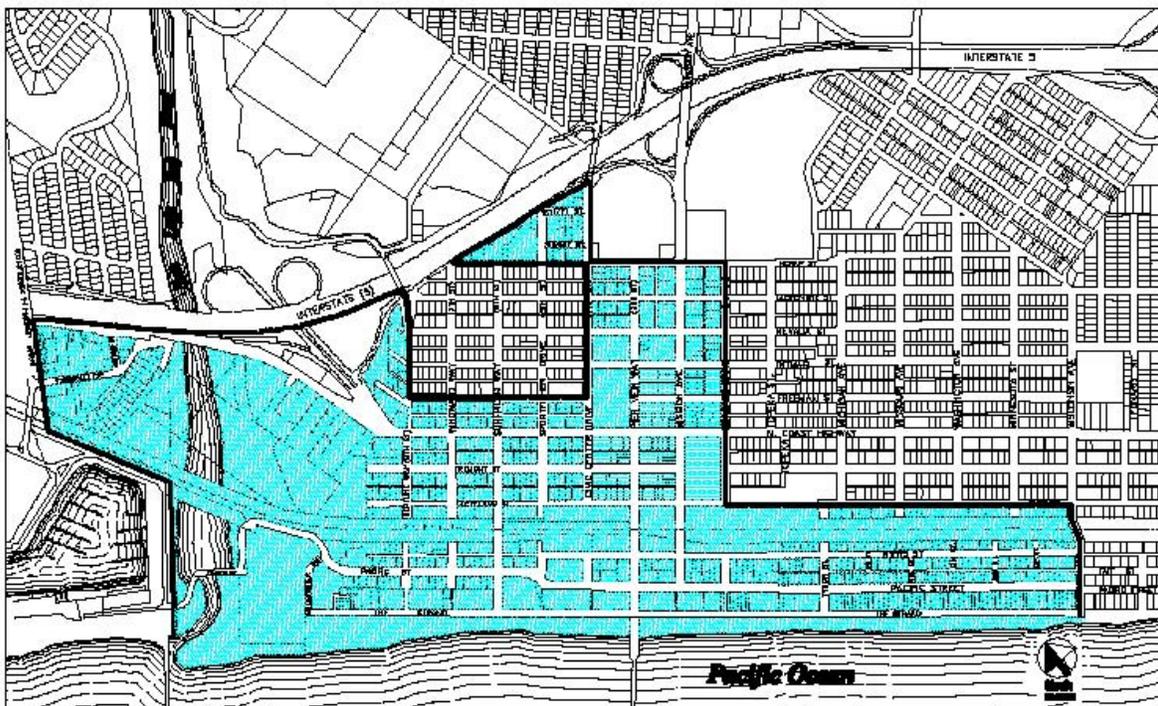
- Area 1 (Commercial Retail with Residential): a twelve block area bounded by Myer St., Civic Center Drive, N. Coast Highway, and one block south of Mission Ave
- Area 3 (Office Professional with Residential): a ten block area bounded by N. Coast Highway, Pier View Way, Horne St., and Civic Center Drive
- Areas 4 A & B (Transient Uses and Residential, SF & MF): an eight block area in two locations on both sides of Pacific Street, primarily between Wisconsin and Michigan Avenues
- Area 5 (High Density Residential): about a 40 block area bounded by Tremont, Civic Center Way north to the San Luis Rey River, and the Strand
- Area 7 A & B (High Density Residential): 7A: three large parcels and 7B: 15 parcels between the railroad tracks, the San Luis Rey River, Interstate 5, and the I-5 Interchange
- Area 9 (Commercial/Residential): a 16 block area bounded by Tremont, Civic Center Way, Neptune Way, and Freeman
- Area 11 (Commercial/Residential): a two block area west of Cleveland, east of Myers, and north of Wisconsin

- Area 13 (Visitor Serving & Residential): a large parcel bounded by Neptune Way and I-5 and the I-5 Interchange.

Map of Redevelopment Areas

City of Oceanside

2007



5. Sprinter Transit Corridor

- The City is working with SANDAG to designate Smart Growth Focus Areas as part of the Regional Comprehensive Plan implementation strategies and has focused its attention on two station sites that can be designated for higher density residential development within a 3 block radius around the stations. The Sprinter is a light commuter rail system that would run east-west from Oceanside to Escondido and roughly parallel SR 78. The two stations are: El Corizon and Crouch Street. Both these sites are being evaluated for about 300 units at RHU density levels (about 25 du/ac).

6. Shopping Center Redevelopment: The City also is considering redevelopment of three large older shopping centers with mixed use designation with a residential component: one center at Vista Way and El Camino, a second at SR 76 and College and a third site at College and Old Grove. These commercial areas can add residential units at 29 du/ac in a mixed use zone (and actually beyond 29 du/ac based upon design).

- **Environmental Constraints:** The inventory above and the SANDAG GIS files take into account any environmental constraints (habitat, flood and noise hazards, steep slopes, and other constraints) through the SANDAG environmental overlays (that eliminate or limit unit yield of sites if they are environmentally constrained lands), and the City's site by site analysis as a result of the work of the Affordable Housing Task Force. Any environmental constraints that would lower the potential yield (e. g., steep slopes) have already been accounted for in the site/unit capacity analysis. A few of the redevelopment sites will encounter noise and limited habitat impacts but are overwhelmingly free of environmental constraints.
- **Existing and Planned Infrastructure Capacity:** Full urban level services are available throughout the City and specifically to each site in the inventory. Such services are (or will be) in place prior to development and adequate for the potential unit yield on each site. Specifically, water and sewer service are available to all parcels within the City, including each of the sites in this inventory, and the City has the water and sewer capacity to service the number of units necessary to meet, and substantially exceed, the regional share goals.
- **Method used to Calculate Realistic Capacity:** Specific assumptions are identified for each category in the following analysis, basically density as applied to the specific site times the number of developable acres. The Land Use Element policies that may be perceived as potential constraints to affordable housing development were taken into account in these calculations.
- **Zoning Considered Appropriate to Encourage and Facilitate Housing for Lower-income Households:** Each category was considered on the underlying zoning category for its potential to encourage and facilitate housing for lower income housing. See the specific assumptions for each category. The City recently has developed two projects for affordable housing in the RHU zone (25 du/ac): an 80 unit development on a 5 acre site at Lake Blvd. and another 80 unit project on 3 acres (La Mission). Thus, the City has not only the potential and the track record to provide affordable housing in the RHU zone but also has land designated for higher density (up to 43 du/ac) for a number of sites and throughout the redevelopment project area that would far exceed its regional share goals.

Additionally, Chapter 7 includes two site-related programs. The first program goal is to examine vacant and underutilized non-residential land with the potential to convert to residential use (including mixed-use.) The second program goal is to evaluate transit oriented districts (TOD's) and smart growth focus areas to determine the potential for mixed-use and residential densification opportunities within a quarter mile planning radius around each transit station along the sprinter corridor, as well as along the coastal corridor from the existing transit center to Oceanside Boulevard.

Map 11 shows the location of Oceanside's residential development sites based on SANDAG's Land Layers Inventory/Local Jurisdiction Review of the 2030 Growth Forecast Inputs.

**MAP 10
RESIDENTIAL LAND USE
Oceanside, 2005**

Opportunities for Siting Homeless Shelters and Transitional Housing

State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. The City of Oceanside allows emergency shelters and transitional housing to be located in a number of its residential, commercial, industrial and public and semipublic districts with a use permit. Each of these districts is listed below, followed by the zones allowing emergency shelters and/or transitional housing.

Residential District

The City of Oceanside allows emergency shelters in the RM and RH zones with a use permit.

Commercial District

Emergency shelters are allowed in the CN, CC, CG, CL, CS-HO and CP zones with a use permit. Transitional housing is allowed in the CN, CG, CL, CS-HO and CP zones with a use permit.

Industrial District

Emergency shelters are allowed in the IL, IG, and IP zones with a use permit.

Public and Semipublic District

Both emergency shelters and transitional housing are allowed in the PS district with a use permit.

Opportunities for Siting Farm Worker Housing

State law requires that jurisdictions identify adequate sites for farm worker housing. Multi-family housing for farm workers and other lower income households is allowed in the City's multi-family residential zones. Also, in an Agricultural District, the City's zoning ordinance allows farm worker housing incidental to an agricultural use with a use permit.

Availability of public services and facilities

In addition to the City's existing public services and facilities, as new developments are put in the City requires that additional services and facilities are provided. Additionally, the City collects development impact fees and permit issuance fees to assist with the provision of needed infrastructure.

OPPORTUNITIES FOR ENERGY CONSERVATION

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption.

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.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly, new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources will be minimized.

CONSTRAINTS TO THE PROVISION OF HOUSING

CONSTRAINTS TO THE PROVISION OF HOUSING

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 Oceanside 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 Oceanside and elsewhere in the San Diego region is the high cost of land.

GOVERNMENTAL CONSTRAINTS

Governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. Governmental constraints include growth management measures, inclusionary zoning, land use controls, building codes, processing fees, and site improvement costs. In the City of Oceanside, governmental regulations do not create impediments or onerous governmental constraints upon residential development. However, the City does have to take a few steps to address one of the impediments identified in the “Analysis of Impediments” Study completed in February 2005 (density bonus). The comment in that Study regarding the need to update the density bonus program is being addressed in the Program Section as part of a City action within the first six months of the Housing Element cycle (update density bonus ordinance to comply with SB 1818 requirements). The second comment in the study has to do with the definition of family in the zoning code. The City addressed that issue as part of an update to its City Code. The City no longer regulates residential land use by discriminating between biologically related and unrelated persons.

Land Use Controls

Land use controls take a number of forms that affect the development of residential units. The General Plan, a comprehensive, long-range and general policy statement, establishes the overall character and development of the community. The City’s Land Use Element identifies a broad range of residential land use categories. The plan provisions do not constrain the opportunity for a broad range of housing types and densities (**see above**).

Zoning ordinances directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, and open space on a site. Table 39 provides a summary of the City of Oceanside’s residential land use controls. **The land use controls and development standards described are below comparable to, and in some cases less demanding than the typical set of requirements necessary for residential development throughout the State and have not, and will continue not to, impede nor substantially impact the cost of the development of affordable housing and the maximum densities necessary to provide a broad range of housing types for all income groups necessary to meet the city’s regional share.**

**Table 39
Summary of Land Use Controls
Oceanside, 2005**

Residential Zone	DUs/acre	Min Lot Area (sq ft)	Min Lot Width (ft)	Min Yards: Front (ft)	Min Yards: Side (ft)	Min Yards: Corner Side (ft)	Min Yards: Rear (ft)	Max Height (ft)	Max Coverage
RE-A	0.5 – 0.9	43,560	125	30	15	25	30	36	30%
RE-B	1 – 3.5	10,000	70	25	7.5	15	20	36	35%
RS	3.6 – 5.9	6,000	65	20	7.5	10	15	36	45%
RM-A	6 – 9.9	5,000	50	20	5;10	10	15	36	50%
RM-B	10 – 15	7,500	60	20	5;10	10	15	36	60%
RM-C	15.1 – 20.9	7,500	60	15	5;10	10	15	36	-
RH	21 – 28.9	7,500	60	15	5;10	10	15	36	-
RH-U	29 – 43	10,000	70	15	5;10	10	15	36	-
RT	29 – 43	6,000	60	15	5;10	10	10	36	-

Source: City of Oceanside, Official Zoning Ordinance, 2005

Parking

The City's parking requirements are: 1. for Group Residential: one space per two beds plus one space per 100 square feet for assembly purposes; 2. for Multifamily Residential: 1.5 spaces per unit, including one covered, for studios and one bedroom units and two spaces per unit, including one covered, for units with two or more bedrooms; 3. Guest Parking: for 4-10 units: one space and for more than 10 units, one space plus 20% of the total number of units; 4. Residential Care: one space per 3 beds; and 4. Single Family Residential: two enclosed spaces per unit. These parking standards are necessary to protect the public health and welfare and community ambiance. The standards do not measurably impact the cost of housing and are reasonable standards for developments through out the State. On a case-by-case basis these standards can be modified for affordable housing.

Non-residential Zones standards

The development standards for residential development in non-residential zones are the same as those for residential development in a residential zone. (See above and below).

Accessory Units

Accessory living units also are permitted in the City of Oceanside subject to certain conditions: (1) the dwelling unit contains at least 350 square feet but not more than 50 percent of the existing living area of the existing dwelling or 1,000 square feet, whichever is less; (2) a detached accessory unit shall not exceed 1,200 square feet; (3) accessory dwelling units shall meet the setback, height, and building coverage requirements of the underlying zoning district as determined in the City's zoning ordinance; (4) a minimum of three independently accessible off-street parking spaces shall be required for a lot containing an accessory dwelling; and (5) exterior design shall be in harmony with the immediate neighborhood.

Residential projects are reviewed for compliance with all of the City's General Plan Elements and zoning ordinance, which is a standard process required under state law. The review process ensures that the goals, policies, and purposes of the general plan elements and zoning ordinance are carried out in the physical plan of a residential development. This review includes density, height, setbacks, open space, infrastructure, and other improvements to promote harmonious and workable relationships among land uses in accordance with the planned long-term build-out of community areas. The City's project review process, which uses the state mandated land use tools of general plan elements and zoning ordinance, does not create impediments or onerous governmental constraints upon residential development. In addition, the City's Director of Housing and Neighborhood Services acts as an ombudsperson to expedite the processing of affordable housing projects.

Building Codes and Enforcement

The City of Oceanside adopted and enforces the Uniform Building Code, which ensures that all housing units are built to specified standards. The code is determined by the International Conference of Building Officials and the State of California. No local amendment to the code has either been initiated or approved that directly impacts housing standards or processes.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern (e.g. zoning ordinance and other code sections related to private property usage, preservation and community enhancement) and on a complaint basis throughout the City. The Code Enforcement Division works with property owners and renters to assist them in meeting state health and safety codes.

On and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). In new residential development, the City requires 40 feet curb to curb for streets and a 60 foot right-of-way. The on-site improvements include: curbs, gutters, sidewalks, water, and sewer connections for all new residential developments. (See the fee schedule below). The City also may require off-site improvements depending on the size and location of the development, including: appropriate drainage, parks, schools, and appropriate water and sewer for larger residential developments (see fee schedule below). These improvements add to the cost of housing (see below) but are costs associated with the provision services necessary for the health and safety of the public. The fees and requirements in Oceanside are fairly average, or below average for North County coastal and North County inland communities.

Processing and Permit Procedures

Permit processing procedures in the City of Oceanside vary based upon the scope and type of project. General Plan Amendments (GPAs) are processed two times a year in accordance with ~~related projects are controlled by State requirements that limit the opportunities for GPA's during the year; rezones, subdivision and development plan approval, and other use/variance permits can also be part of the housing permit processing.~~ Development plans, tentative maps and other use/variance requests can often be processed concurrent with GPAs or Zone Amendments to reduce processing time. All residential projects are required to comply with ~~other requirements, notably~~ the California Environmental Quality Act (CEQA). The City of Oceanside has adopted environmental processing guidelines that closely follow the State CEQA Guidelines. Although CEQA compliance can add to the processing complexity, City staff assists residential developers and their consultants through the CEQA process to cut down on processing time to the extent feasible. ~~Under the California Environmental Quality Act, (CEQA) developments or actions that are defined as projects are required to undergo an assessment as to the impact the project will have to the environment.~~

All new residential development of three or more **units outside the Coastal Zone** requires approval by the City Planning Commission. Projects of one unit or more in the Coastal Zone require either administrative or Planning Commission approval. Projects in the Downtown Redevelopment Area require approval by the Community Development Commission. Applicants are required to submit plans to the City Planning Department, which are then distributed to various City Departments (Fire, Engineering, Building, etc.) for an initial 30-day review period. Comments from the various reviewing departments are compiled and forwarded to the applicant for their review and action. When all comments/questions are addressed by the applicant, the application is deemed complete and the CEQA process is commenced. If the project is found to be exempt from CEQA review, a public hearing is set. If a Negative Declaration or Environmental Impact Report (EIR) is required, the proper CEQA review process is followed. A Negative Declaration can take from 2-3 months to process and an EIR can take up to a year or more to finalize. Upon finalization of a Negative Declaration or EIR, a public hearing is scheduled. This discretionary review process can take from three to six months or longer depending upon site complexities and required CEQA review.

Upon completion of the public hearing process, the applicant prepares final engineering plans for any public improvements that may be necessary to serve the project (i.e. streets, sidewalk, water and sewer lines, drainage improvements, etc.). Completion of these plans can take anywhere from three to six months. ~~and can be~~ Depending on the complexity of the project, some engineering review can be done concurrently with the development approval process.

The building permit application and plan check process can occur ~~at the same time as the project discretionary review process,~~ or after development approval has been granted by the City.

The applicant brings to the Building Department counter three identical and complete sets of building construction plans, including plot plans, along with the required supporting documents such as soils report, structural calculations, energy calculation, etc. The applicant completes a building permit application for each building or structure and a plan route sheet for the project. Plan check fees are paid and the submittal is accepted to begin the plan check and internal routing processes.

The internal routing process allows other city departments to identify issues that must be resolved by the applicant prior to the building permit being issued. The applicant will work directly with these departments to resolve these items. Outside agencies such as the school district or the State and Federal environmental review agencies may also need to give their approval to the project.

The first building plan check is completed within 10 – 15 working days of submittal. Once the plans are checked, the applicant is notified to pick up the plans, make any necessary corrections and return them to the Building Department. When the building plans are approved, and all pre-permit requirements completed, the building permit may be issued. After the building permit is issued, the builder/developer may begin construction of the building.

Fees and Exactions

Within the San Diego region, a variety of fees are charged to new developments. These fees include, but are not limited to, development impact fees, permit issuance fees, engineering and public works fees, and subdivision processing fees. Each of these fees is used to pay for the necessary local infrastructure needed to support the development and to cover the cost of processing the permits. To assist affordable housing projects, Oceanside considers fee subsidies on a project by project basis. These fees have not been found to act as a constraint to the development of housing in Oceanside.

Development Impact and Permit Issuance Fees

Development impact and permit issuance fees are used to support a variety of functions including checking submitted plans, paying local facilities management fees, special road assessments, and public service related fees for other agencies such as school districts, water districts, and utility providers. Table 40 shows permit issuance fees for a prototype home in Oceanside from a survey conducted by the Building Industry Association of San Diego County (BIA).

Permit fees are based on a four-bedroom, three-bath single family detached residential dwelling unit with 2,700 square feet of living area, a 600 square foot garage, 240 square foot patio (cover and walls); fireplace; gas and electric hookups; type V, wood frame construction. This survey provides an overview of development related fees charged by land-use agencies in the San Diego region. Although the survey relies on information from local jurisdictions, the BIA cautions against comparing fee levels by jurisdiction, since methodology, approaches, assumptions, and levels of service may have varied widely.

Based on the BIA survey, permit issuance fees in Oceanside averaged \$32,454, about \$7,000 higher than Carlsbad and Encinitas (not shown). The BIA survey also indicates that the inclusionary housing fee in the City of Oceanside is \$10,375, plus the annual service charge of \$350.

Table 40
Permit Issuance Fees: Prototype Home
Oceanside, 2004-2005

Oceanside	
Valuation	\$248,460
Valuation Year	2002
Permit Fees	
Plan Check	\$830
Building Permit	\$1,343
MPE Permits	Incl
Energy	\$116
Seismic	\$25
Impact/Capacity Fees	
Sewer	\$4,114 ¹
Water	\$3,360
Public Facilities (PF)	\$1,301
Traffic (inc signal)	\$1,907
Parks	\$2,200
Fire	—
Drainage/Flood	\$1,105 ²
School	\$5,778
Inclusionary Housing	\$10,375 ³
Special District Fees	—
Other	—
Total	\$32,454
1. Buy in fee = assumes 5/8" meter and includes SDCWA changes 2. \$1,705 - \$9,575/acres (assumes Morro Hills, zone 1D, e \$4,334/acre)/based on gross acreage of 10 acres @ \$2.14/sq.ft. 3. +annual service charge of \$350	

Source: Building Industry Association, 2004-2005 Fee Survey, San Diego County

Engineering and Public Works Fees

Like permit issuance fees, engineering and public works fees are used to support a variety of functions including checking submitted plans, paying local facilities management fees, special road assessments, and public service related fees for other agencies such as school districts, water districts, and utility providers. Table 41 shows Engineering and Public Works fees for project development in the selected cities.

**Table 41
Engineering and Public Works Fees (Project)
North County Coastal Cities, 2004-2005**

	Carlsbad	Encinitas	Oceanside
Grading Plan Check	• \$4,565	• \$700/sht (varies)	• \$7,228
Grading Permit	• \$2,615 ¹	• Inspection: 5% of Eng. Cost est. for first \$100,000, 3% for amount over \$100,000	• \$40
Improvement Plan Check	• \$31,980 ²	• \$975/sht (varies)	• \$21,540
Improvement Inspection	• \$17,775 ²	• Inspection: 5% of Eng. Cost est. for first \$100,000, 3% for amount over \$100,000	• \$25,653
Geotechnical/Soils Review	—	—	—
Landscaping Plan Check	• \$6,675 ²	—	• \$2,250
• Fee			
1. Based on 100,000 CY			
2. Based on \$1.5 million			

Source: Building Industry Association, 2004-2005 Fee Survey, San Diego County

Subdivision Processing Fees

Subdivision processing fees are used to cover the City's administrative costs incurred through the processing of subdivision applications and plans. Table 42 shows subdivision processing fees for minor subdivisions (less than 50 lots on 10 acres) in Oceanside and the other selected cities.

Table 43 shows subdivision processing fees for major subdivisions (at least 50 lots on 10 acres).

**Table 42
Subdivision Processing Fees (Minor Subdivision)
Selected Cities, 2004-2005**

	Carlsbad	Encinitas	Oceanside
Annex	—	O \$1,000	—
Compliance	•\$790	• \$340	—
Design Review	•N/A	♦ \$570 staff review, \$500-1,200, Plan Dept.	—
Development Agreement	O\$10,000 Actual Cost/Increments	O Cost + 25% ovh	—
General Plan Amendment	• 0-5 ac=\$3,230 >5ac=\$4,660	O \$2,400 varies by size	• \$4,728-\$7,406
Tentative Parcel Map	•\$2,875	• \$1,200	• \$1,239+\$72/unit
Final Map	•\$2,850	• \$500 Plan Dept deposit, \$1,100/sht Eng Dept	• \$637 + 56/lot
Planned Development (PRD)	• < or = 4 units = \$2,280 5-50 units = \$6,325 51+ units = \$9,995	O \$2,000	—
Planned Development (PCD)	• < or = 4 units = \$2,280 5-50 units = \$6,325 51+ units = \$9,995	O \$2,000	—
Rezone	• <5 ac = \$3,710 >5.01 ac = \$5,030	O \$2,400	• \$3,801-\$7,600
Sensitive Land/Resources	•N/A	—	—
Special Use Permit (major CUP)	•Flood Plain \$2,920 (Amendment) \$2,530 Flood Plain Coastal High Hazard \$2,120 (Amendment) \$2,530, Scenic Corridor \$2,645 (Amendment (all others) \$1,835	• \$2,000	• \$1,828
Site Development Plan	• Minor = \$3,380 Major = \$8,570	See Design Review	—
Specific Plan	♦ \$26,565 (Base fee + fully burdened hourly rate after 1 st 20 hrs/Project Planner or 60 hrs/ Project Engineer)	O —	• \$3,130
Variance	• \$2,140	\$420 (minor) \$600 (major)	• \$369-\$2,946 ¹
• Fee, O Deposit, ♦ Fee and Deposit			
1. Sign Permit Fee			

Source: Building Industry Association, 2004-2005 Fee Survey, San Diego County

**Table 43
Subdivision Processing Fees (Major Subdivision – At Least 50 Lots on 10 Acres)
Selected Cities, 2004-2005**

	Carlsbad	Encinitas	Oceanside
Tentative Map	• \$12,375	O \$2,000	• \$10,043 ²
Final Map	• \$5,660 + \$5/acre	♦ \$500 Plan Dept; \$960/sht Eng Dep ¹	• \$3,437 ³
Environmental Initial Study	• \$715-\$1,310	O \$1,000	• \$1,701/issue ²
Environmental Impact Report	♦ 15,180 (Base fee + fully burdened hourly rate after 1 st 160 hrs/Project Planner or 40 hrs/Project Engineer)	O Cost+ \$1,000	• \$2,126/issue

• Fee, O Deposit, ♦ Fee and Deposit
1. Final Parcel Map \$1,100
2. Map calculate @ \$1,943 + \$162/lot
3. Final Parcel Map calculations @ \$637 + \$56/lot

Source: Building Industry Association, 2004-2005 Fee Survey, San Diego County

Growth Management Measures

The City of Oceanside currently is not implementing any growth management activities that constrain residential development.

INCLUSIONARY HOUSING

The City of Oceanside's inclusionary housing program requires that housing developers of three or more units reserve 10 percent of the total units in the development for low income households. The goal of the program is to increase the amount of affordable housing opportunities in the City.

Applicability.

The Program applies to all residential projects of three or more units including without limitation, condominium conversions and time extensions of development plan approval for previously approved residential projects.

Exemptions.

Any project located within the boundaries of the Redevelopment Project Area is exempt.

Definitions.

Affordable

(1) A for-sale housing unit is affordable if the sales price does not exceed 250% of the area median income for San Diego County, adjusted for family size/bedroom size, as published by HUD. The family size/bedroom size adjustment shall be as follows:

One-bedroom units are based on the median income for a family of two;

Two-bedroom units are based on the median income for a family of three;

Three-bedroom units are based on the median income for a family of four;

Four-bedroom units are based on the median income for a family of five.

(2) A rental housing unit is affordable if the total housing cost, including rent and utilities, paid by a household does not exceed 30% of the monthly gross income of a household with a monthly income not exceeding 60% of the area median income adjusted for household size. The household sizes used to calculate the maximum affordable rent are those indicated in the paragraph above.

Area Median Income. The median household income of San Diego County or equivalent geographic area as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such HUD determinations of area median income are discontinued, the area median income shall be that median household income as established and published by the State of California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

Household. A person or persons living together in the same residence.

Low-Income Household. A person or persons living together as a household unit whose combined incomes do not exceed 80% of the median income for San Diego County for an equivalent size household.

Moderate-Income Household. A person or persons living together as a household unit whose combined income exceeds 80% but does not exceed 120% of the median income for San Diego County for an equivalent size household.

Low and Moderate-Income Household. A person or persons living together as a household unit whose combined incomes do not exceed 120% of the median income for San Diego County for an equivalent size household.

Reserved Unit. A residential dwelling unit deed restricted for occupancy by a low or moderate-income household pursuant to the requirement of this chapter.

Residential Project. Any new construction of dwelling units or condominium conversion.

Reservation Requirements.

Reservation of for-sale units: No development plan for a for-sale residential project of three or more units are approved in any area of the City unless at least 10% of such housing units are reserved for sale to low and moderate- income households or reserved as rental units for low-income households.

Calculation of reservation requirement: The calculation of the number of housing units to be reserved is made utilizing the total number of housing units in the development prior to including any increase in the allowable number of such housing units authorized by any density bonus granted pursuant to Government Code Section 65915 et seq.

If the calculation of the number of housing units to be reserved results in a fraction of a whole number, the developer may either reserve one additional housing unit or pay a partial in-lieu fee equal to the remaining fraction.

Timing for construction of reserved units: The reserved units is constructed either prior to or simultaneously with the non-reserved units within the development. If the development is being constructed in phases, the percentage of reserved units to be constructed in each phase is equivalent to ten percent of the total number of units being constructed in that phase.

Sales Price: The initial sales price and resale sales price of reserved units is limited to ensure that the price is affordable within the definitions.

Sales restriction: Reserved units are sold or resold only to eligible low or moderate-income households. The City determines the eligibility of such households. A deed restriction, covenant, and/or other instrument enforceable by the City and approved by the City Attorney and Director of Housing and Neighborhood Services, limiting the resale of such units to eligible low or moderate-income households are recorded against the title of all reserved units at affordable prices as described in subsection (4) immediately above. The duration of such resale restrictions are a minimum of 55 years.

Rental restriction: The indicated requirements apply if rental housing is provided as the reserved units.

Reservation of rental unit: No rental residential projects are permitted unless at least 10% of such housing units are reserved for low-income households.

Design and construction of reserved units: The design and exterior appearance of the reserved units are compatible with and substantially the same as the non-reserved units within the development and contain proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.

Rental restriction: The rent to be charged for a reserved housing unit is limited so as to be affordable within the definitions. A deed of restriction, covenant, and/or other instrument enforceable by the City and approved by the City Attorney and Director of Housing and Neighborhood Services is recorded against the title of the property within which the reserved units are located limiting the rental of the reserved units as described immediately above. This rent restriction is in effect for a minimum of 55 years. Additionally, the property is restricted so as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.

In-Lieu Fee Alternative.

As an alternative to reserving units, the developer may pay a fee in-lieu of reservation in an amount established by City Council resolution according to the formula set forth in this program, sufficient to subsidize the price of a median sales price home in Oceanside to the extent that it brings the sales price of such a home into the affordable range for a moderate income household.

The amount of the in-lieu fee for each required inclusionary unit is determined by the Director of Housing and Neighborhood Services at the time of issuance of building permits for the first residential units in a development project subject to this program by application of the City Council resolution which uses the following formula:

The median sales price of homes sold in the City of Oceanside based on the last quarter of the calendar year prior to the year in which the building permit is issued

Minus

The maximum affordable sales price for a three-bedroom unit as defined. However, the Area Median Income figures in effect during the last quarter of the calendar year prior to the year in which the building permit is being issued shall apply.

(Median sales price of new home – affordable three-bedroom sales price = in-lieu fee)

To obtain the per unit in-lieu fee, the entire in-lieu fee is divided by the total number of units in the project. If the in-lieu fee option is chosen, the per unit in-lieu fee is paid for each unit that a building permit is issued.

All in-lieu fees collected hereunder are used by the City exclusively to provide housing opportunities for low or moderate-income households anywhere within the City. All in-lieu fees are held in a separate account with interest accruing to said account. All funds in the account are spent in any manner authorized by law as the City Council deems appropriate solely to provide housing opportunities for low or moderate-income households. The term “provide housing opportunities for low or moderate-income households” means any expenditure authorized by law which directly or indirectly makes housing units affordable to low or moderate-income households.

D. If a residential project, subject to this program, is required to provide replacement housing pursuant to Government Code Section 65590, then the number of units required to be reserved for low or moderate-income households is the larger of the number of units required under Government Code Section 65590 or this chapter. The requirements for inclusionary housing are not in addition to the requirements for replacement housing under Government Code Section 65590. The Inclusionary program does not apply to units provided pursuant to an ordinance adopted as required by Section 65915 of the Government Code.

Options for Providing Reserved Units.

On-site reservation: The required number of reserved units may be provided on the site of the subject development. In this case, the design and exterior appearance of the reserved units shall be compatible with and substantially the same as the non-reserved units within the development and shall contain

proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.

Off-site provision of “for-sale” reserved units: If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the City, then the reserved units may be provided as “for-sale” units at another site within the City limits of Oceanside conforming with the program requirements.

Off-site provision of rental reserved units: If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the City, then the reserved units may be provided as rental units at another site within the City limits of Oceanside, excluding low-income impacted census tracts (i.e. census tracts 181, 182 (excluding block group 3), 184, 186.03). Such reserved units must comply with the requirements of this program.

Joint venture off-site provision of rental reserved units: Provided all participating applicants can meet the “non-feasibility” test mentioned above, off-site rental projects may provide the reserved units for multiple applicants.

Reserved unit credits: If an applicant provides newly constructed units to meet the requirements for provision of reserved units pursuant to this program, and such new units exceed the number of reserved units required by this program, then the “excess” units may be used to meet the reserved unit requirements for another applicant. Any sale of “reserved unit credits” are an entirely civil transaction with no regulation by the City (i.e. reserved unit credits may be sold for “what the market will bear”). Applicants who propose to meet their reserved unit requirement by purchasing reserved unit credits in another project must be able to meet the “non-feasibility” test for on-site provision. All reserved units credits must be deed restricted to comply with the requirements of the program.

Periodic Review: Annually, the City Council reviews the status of compliance with this program, and the degree to which reserved units provided and fees collected pursuant to this program are addressing the shortfall of affordable housing units reviewing the reservation requirement and fee formula established to implement the provisions of this program to determine whether any adjustments in the reservation requirement or fee formula are warranted.

Administration: The provisions of this program are administered by the Director of Housing and Neighborhood Services of the City of Oceanside under the direction of the City Manager.

The City Council may adopt by resolution rules and regulations for the implementation of this program.

A developer and/or subsequent purchaser of a reserved unit is required to pay such fee as may be established by resolution of the City Council to recover the cost to the City of administration of the provisions of this program.

Building Permit: No building permit shall be issued for any residential project subject to this program unless the Director of Housing and Neighborhood Services has certified that the proposed development has complied with or is otherwise exempt from the provisions of this program.

The impact on the cost of inclusionary housing certainly is arguable. The high and rapidly appreciating housing market in Oceanside and the San Diego region suggests that it is highly unlikely that the City's

inclusionary programs substantially impact the price of market rate housing. The market is a very important determinant of the price, and with such a high profit housing market, the inclusionary “costs” would likely be absorbed as part of market pricing mechanisms. The impact would be to somewhat diminish the profit margin on a highly profitable enterprise without much impact on the overall cost. For Housing Element purposes, the program is seen less as a cost factor and more as an essential program for the development of affordable housing, not unlike other housing related requirements (parking or open space).

The impact on the cost of inclusionary housing certainly is arguable. The high and rapidly appreciating housing market in Oceanside suggests that it is highly unlikely that inclusionary programs substantially impact the price of market rate housing. The market is a very important determinant of the price, and with such a high profit housing market, the inclusionary “costs” would likely be absorbed as part of market pricing mechanisms. The impact would be to somewhat diminish the profit margin on a highly profitable enterprise without much impact on the overall cost. For Housing Element purposes, the constraint is defined less as a cost factor and more as a factor of the inducing affordable housing construction.

Housing for Persons with Disabilities

Procedures for Ensuring Reasonable Accommodations

The City has established procedures to ensure that reasonable accommodations are made for persons with disabilities. Individuals with disabilities can telephone the City, send an email, write a letter, stop by City offices, or appear at a City meeting to request special accommodation under the building code or variance from the requirements of City zoning code due to a disability.

The City has variance and encroachment permit processes to accommodate special structures or appurtenances, such as handicapped access ramps or lifts, needed by persons with disabilities.

Variance Permit Procedure

The City will grant variances from zoning standards (such as for yard and setback requirements) to accommodate the needs of persons with disabilities. Applications involving variances can be handled administratively by the Planning Department. A request for a variance to accommodate handicapped access needs would most likely fall within the realm of an administrative approval and can be handled in four weeks or less. The City Planner’s decision to approve such a variance may be appealed to the Planning Commission at a public hearing.

The City of Oceanside enforces federal and state laws regarding accessibility requirements for disabled individuals. During the review of Building Permit application, there is flexibility in the application of criteria and standards in order to create greater access for persons with disabilities.

There is no record of a circumstance of a request for a variance for a reduced yard or setback necessary for ADA accommodation. Typically, the modifications to structures have been done in a manner that has not needed approval of a variance.

Encroachment Permit Procedure

Encroachments permits for structures within public rights-of-way also are handled administratively, but by the Community Development and Transportation Agency, Engineering Division. Such permits are typically approved in less than 30 days for minor encroachments of the type needed for handicapped accessibility. The Director's decision to deny an encroachment permit may be appealed by the applicant to the City Manager, which then could be appealed to the City Council which must conduct a public hearing.

The findings for a Minor CUP are essentially the same as for a Major CUP. The primary difference between the classification of Use Permits is that the processing of a Minor CUP is more streamlined than a Major in that the public hearing is before an Administrative Hearing Officer and can be scheduled on any given Wednesday, whereas with a Major CUP this requires a Planning Commission hearing and the hearings only take place (typically) once a month.

The City believes that its permit processes for variances and encroachments are relatively simple and expeditious and do not constitute a constraint to reasonable accommodations for persons with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 2001 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and determined that was found to be compliant.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces 2001 California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

Prior to the update of the City Housing Element in 2005, the City conducted a review of its zoning laws, policies and practices for compliance with fair housing law, as well as a review of the San Diego Regional Analysis of Impediments to Fair Housing Choice. The City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Program 23 identifies the City's actions that will formally establish these procedures within the first 12 months of the adoption of the Housing Element.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

The City allows group homes of six or fewer persons by right, as required by California state law. No conditional use permit or other special permitting requirements apply to such homes. The City does require a MINOR Conditional Use Permit for group homes of more than six persons in all residential and commercial zones that allow for residential uses.

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, review would be required as for any other new residential structure. A new group home proposed for more than six persons would still need design review approval which would be reviewed upon Conditional Use Permit approval, normally less than two weeks. To the City's knowledge, its design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. Obviously, all these occupancies must comply with State requirements but the City has not added any additional requirements.

All residential projects in the City require some level of design review. The hearing process is the same for group homes and special needs housing for persons with disabilities as for other residential projects.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

The City adopted and implements the 1997 Uniform Building Code (UBC) and 2001 California Code, which incorporates and amends the 1997 UBC. The City will consider adoption of the provisions of the 2000 International Building Code when and if the outstanding issues associated with that code are resolved.

Universal Design Element

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change.

Conclusion

In light of current and proposed planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities. The following

additional analysis was modeled from much of the City of Lincoln’s 2002 Housing Element which the Department of Housing and Community Development provided as a suggested prototype.

NON-GOVERNMENTAL CONSTRAINTS

A number of private sector factors contribute to the cost of housing: land costs, construction costs, and financing, all of which affect the availability of affordable housing. The following is a discussion of these factors and their impact on affordable housing development.

Land Costs

High land costs are a significant constraint to the development of affordable housing in the City. Table 44 shows that the average assessed value of vacant land in the City of Oceanside in 2004 was \$158,388. For parcels with dwelling units, the costs include the total assessed value of real property in the City, including the cost of the home. The market demand for coastal-area housing has accounted for a steady increase in raw land costs. An additional factor is the limited supply of developable vacant land in Oceanside, which can increase the cost of land.

**Table 44
Inventory of Parcels and Values
Oceanside, 2004**

Parcel Type	Parcels	Units	Assessed Values ¹	Average Value/Parcel	Average Value/Unit
Vacant	841	207	133,204,714	\$158,388	\$643,501
Single Family	36,015	36,025	\$7,836,885,051	\$217,601	\$217,540
Duplex or 2 Units	330	658	\$84,157,281	\$255,022	\$127,899
Multi-Family, 2-4 Units	617	1,954	\$178,742,229	\$289,696	\$91,475
Multi-Family, 5-15 Units	263	2,029	\$138,258,805	\$525,699	\$68,141
Multi-Family 16 to 60 Units	73	1,997	\$130,714,934	\$1,790,616	\$65,456
Multi-Family 61 Units+	72	8,381	\$622,403,399	\$8,644,492	\$74,264
Condominium	7,812	7,761	\$1,347,212,712	\$172,454	\$173,588

1. The above data represents total assessed values of real property, prior to exemptions.

Source: County of San Diego Assessors Office, 2004

Availability of Financing

Interest rates affect homeownership opportunities regionwide. In December of 2004, the posted interest rate on resale single family homes was 5.23 percent on a 30-year, fixed rate loan with a 20 percent down payment. On the median home in San Diego County costing approximately \$491,000, the monthly interest and principal payment was \$2,164.

Table 45 uses Home Mortgage Disclosure Act (HMDA) data to analyze mortgage lending patterns in San Diego County. With only preliminary data available, we are not able to determine what percentage of loans was approved (which is based on the number of loans approved but not accepted and the number purchased). What we are able observe, though, is that a higher percentage of applications from lower income groups were denied than from the higher income groups.

Table 45
Mortgage Lending Rates
San Diego County, 2003

Applicant Income Group*	Total Apps.	Loans Originated	Apps. Denied	Percent Denied
≤50%	334	151	68	20.4%
>50%-80%	2,008	1,348	293	14.6%
>80%-100%	2,830	1,982	314	11.1%
>100%-120%	3,956	2,745	424	10.7%
>120%	31,414	22,624	2,960	9.4%
Total	40,542	28,850	4,059	10.0%
*Percentage of Area Median Income				

Source: San Diego County Reinvestment Task Force 2003 Home Mortgage Disclosure Act (HMDA)
Research First Draft

GOALS AND PROGRAMS

2005-2010 GOALS AND POLICIES

This section of the Housing Element contains goals and policies the City will implement to address a number of important housing-related issues.

The primary goal of the City of Oceanside is to ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community at a cost which is within the reach of the City. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

To achieve this goal, the following sub-goals and policies are addressed in this element: 1) produce opportunities for decent and affordable housing for all citizens; 2) encourage the development of a variety of housing opportunities; 3) protect, encourage, and provide housing opportunities for persons of low and moderate income and; (4) promote equal opportunity for all residents to reside in housing of their choice. Each issue area and the supporting goals and policies are identified and discussed in the following section.

HOUSING OPPORTUNITIES

Goals

Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.

Policy 1.1: Promote a high quality urban environment with stable residential neighborhoods and healthy business districts.

Policy 1.2: Encourage and assist in neighborhood rehabilitation and beautification activities.

Policy 1.3: Promote a high rate of homeownership in Oceanside.

Policy 1.4: Advocate the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.5: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Oceanside.

Policy 1.6: Encourage higher density housing development along transit corridors and smart growth focus areas.

Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:

- A broad range of housing types, with varied levels of amenities and number of bedrooms.
- Sufficient rental stock for all segments of the community, including families with children.
- Housing that meets the special needs of the elderly and persons with disabilities.
- Housing that meets the needs of large families.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

Policy 2.2: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.

Policy 2.3: Encourage housing for the elderly and persons with disabilities near public transportation, shopping, medical, and other essential support services and facilities.

Policy 2.4: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.

Policy 3.1: Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower income residents.

Policy 3.2: Use the City's regulatory powers to promote affordable housing.

Policy 3.3: Provide support to nonprofit development corporations for the development of affordable housing.

Policy 3.4: Ensure that the development of lower income housing meets applicable standards of health, safety, and decency.

Policy 3.5: Encourage the development of housing for low and moderate income households in areas with adequate access to employment opportunities, community facilities, and public services.

Policy 3.6: Attempt to preserve restricted low income housing in Oceanside that is at risk of converting to non-low income use by: a) identifying financial resources available to preserve these units; and b) assisting interested agencies and/or tenant groups in forming partnerships and gaining access to financial and technical resources.

Policy 3.7: Encourage the disbursement of lower and moderate income housing opportunities throughout all areas of the City.

Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition.

Policy 4.2: Assist in the enforcement of fair housing laws by receiving and investigating fair housing allegations, monitoring compliance with fair housing laws, and referring possible violations to enforcing agencies.

PROGRAMS

2005-2010 PROGRAMS

The programs contained in this section of the Housing Element describe specific actions the City of Oceanside will carry out over the 2005-2010 housing Element cycle to satisfy the community's housing needs and meet the requirements of State law. Funds available to implement these programs include: a portion of the City's Community Development Block Grant (CDBG) funds (estimated at \$2.2 million per year), HOME funds (estimated at \$900,000 per year), and redevelopment housing funds (estimated at \$1.1 million per year). Mortgage revenue Bonds will continue to be an important but decreasing source of housing revenue. The City's Condominium Conversion fees (2% sales price) will generate approximately \$300,000 per year which primarily will fund the rental rehabilitation programs. The City's quantified objectives for the 2005-2010 Housing Element follow the program descriptions. The City's potential for making significant progress toward exceeding its affordable housing goals will be made possible by utilizing a number of programs in combinations tailored to the project specifics and could include revenue bonds, redevelopment funds, density bonuses, inclusionary housing, and other programs to help offset land and housing costs.

Program 1: Housing Revenue Bonds (Multi-Family)

This program provides housing revenue bonds for the development of affordable housing multi-family housing for lower income households.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Issuance of Bonds

Schedule: As the market allows

Discussion: Currently, due to low interest rates, it is not anticipated that any bonds issued will be issued for multi-family housing development. However, if interest rates rise, low-interest bonds will be issued by the City. When used, bonds are often used to assist in financing low income housing tax credit projects.

Program 2: Low Income Housing Tax Credit (LIHTC)

The City will seek to gain funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. The capital subsidy allows rents to be set below the cost of development and maintenance of the property.

Under this program the City will continue to provide pre-development loans to non profit developers, pro forma analysis through the City's housing consultant, technical assistance to non-profit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or

providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: California Tax Credit Allocation Committee

Schedule: As the individual projects are proposed

Discussion: The City plans to use LIHTC in conjunction with a number of other programs as part of the planning for a number of affordable housing developments.

Program 3: Density Bonus

The City currently has a density bonus ordinance to facilitate developer use of this program. This ordinance will be revised during the 2005-2010 Housing Element cycle to comply with the provisions of SB 1818 which could facilitate higher density development in zones designated for lower densities.

At the time that the 1999-2004 Housing Element was drafted, State law required that if a developer agrees to construct at least 20 percent of the total units of a housing development for lower income households, or 10 percent of the total units of a housing development for very low income households, or 50 percent of the total units for elderly households, a city had to grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site. Additionally, the law required a city to offer at least one concession or incentive to a developer in exchange for affordable housing.

New State law (SB 1818) has modified the requirements for the city if a developer requests a density bonus for providing affordable housing as part of a development proposal. Key provisions of the new law include lowering minimum density bonuses and affordable housing set-asides, providing a density bonus range that caps at 35 percent and requiring cities to grant up to three incentives or concessions. The law also provides for reduced parking requirements if requested by a developer.

Implementing Agency: City of Oceanside Planning Department and Housing and Neighborhood Services Department

Funding Source: General Fund

Schedule: Density bonuses are often used to make tax credit projects more economically feasible. Additionally, in the future, they will assist in the provision of on-site inclusionary units (see Program 4). The City will update its density bonus ordinance to comply with SB 1818 as part of the first year activities (within the first six months) of the 2005-2010 Housing Element.

Program 4: Inclusionary Housing Program

The City revised its inclusionary housing program, which now requires that developers of three or more housing units reserve 10 percent of the units for low income households.

The program includes the following requirements.

- For-sale residential projects of three or more units must reserve 10 percent of the units as for-sale units affordable to low and moderate income households.
- Rental projects of three or more units must reserve 10 percent of the units for low income households.
- An in-lieu fee option is available at the developer's discretion. In-lieu fees will be used for new construction consistent with the goals of the Housing Element.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Developer as condition of construction

Schedule: The revised ordinance was adopted in conjunction with the 1999-2004 Housing Element.

Discussion: The City anticipates that the inclusionary ordinance will result in the development of approximately 600 units of housing affordable to low income households during the five-year Housing Element cycle. This number is based on the number of residential units expected to be built during the 2005-2010 Housing Element cycle and the projects currently under consideration (La Mision (82 units), Libby Lake 19 units), and Lake Boulevard (100 units).

Program 5: Redevelopment Tax Increment Funded New Construction Program Description

This program sets aside 20 percent of the tax increment revenues that result from the City's redevelopment activities for the development of affordable housing. These funds will be set aside for affordable housing programs and allocated by the Community Development Commission.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Redevelopment Housing Fund

Schedule: Ongoing

Discussion: The redevelopment set-aside fund averages approximately \$1.2 million annually for low income housing. The City is anticipating that approximately \$5.5 million will be available for new construction, and that approximately 75 to 80 new affordable units will be financed with the set-aside funds which also will be used to leverage additional units to be built during the 2005-2010 Housing Element cycle.

Program 6: Section 202

The City will continue to work with local nonprofits to seek a sponsor and assist them in preparing the application for Section 202 funding from the U.S. Department of Housing and Urban Development (HUD).

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department and nonprofit agencies (Presbyterian Homes). Under this program the City will continue to provide pre-development loans to non profit developers, pro forma analysis through the City's housing consultant, technical assistance to non-profit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Funding Source: General Fund and Section 202 Administrative Funds

Schedule: Ongoing

Discussion: Even though funds would be available from HUD for this type of project within the City, they will be difficult to obtain due to pending federal budget cuts and the highly competitive nature of such projects. The City has a highly competitive project (Lake Boulevard: 100 units) under consideration and will continue to pursue funding during the 2005-2010 Housing Element cycle.

Program 7: Accessory Dwelling Units

The City will continue to allow and encourage accessory dwelling units as a source of affordable housing opportunities, as mandated by State law. The City will continue to promote the availability of housing accessory dwelling units as a source of lower-income housing and through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the progress of its various housing programs.

Implementing Agency: City of Oceanside Planning Department

Funding Source: General Fund

Schedule: The City expects about 3-5 units per year to be developed under this program.

Discussion: The City expects about 15 units to be developed under this program during the 2005-2010 Housing Element cycle.

Program 8: Farm Worker Housing

The City will continue to explore and implement methods to facilitate the development of such housing through State Farm Worker Housing programs: 1. The City will undertake a review of the development standards and permit processing procedures to determine how best to encourage and facilitate the

development of housing for farm workers. This program will commence within 12 months of the adoption of the Housing Element. Methods may include providing fee waivers for the development of farm worker housing or partnering with a nonprofit to leverage funds for these types of projects. (2) Under this program, the City will commit to working with service providers, non-profits, and agricultural employers to identify sites or zones appropriate for the development of housing for farm workers. This step will be conducted in year two based upon the results of the review process in step 1 with recommendations for council consideration at the end of this step.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: State Farm Worker Housing funds

Schedule (From Housing Element Adoption): The City will investigate options and opportunities as funds and programs become available. This activity is reviewed by the City as part of its quarterly housing program updates.

Discussion: The City will explore options to increase the productivity of this, and related, programs to order to produce more farm worker housing within the City.

SITE IDENTIFICATION

Program 9: Potential Residential Sites

The vacant properties listed below will be examined during the planning period for conversion to residential use. These lands have the potential to intensify existing residential land uses or to convert from planned non-residential land uses to residential uses with varying degrees of density. In addition, some of these lands may lend themselves to a mixed-use scenario of commercial and residential within the same area, though not necessarily in the traditional multi-story mixed-use sense of ground floor commercial and above ground residential.

During the planning period, the City will review the properties included in Table 46 with the property owners and neighborhood residents and consider possible land use changes to provide additional housing opportunities for the future.

**Table 46
Vacant Land with Potential to Convert or Intensify
To Residential Land Uses
Oceanside, 2005**

Parcel Site #	Location	APN's
1	Melrose / N. Santa Fe	159-112-22,23,25,29,35,36
7	Skyhaven / Sunset	162-030-38
10	North of Vista Way	165-493-19 thru 40
12	Rancho Del Oro / Vista Way	165-362-02
21	NEC SR76 & I-5	144-260-01,02,25 thru 101,104
24	Barnwell / Oceanside Blvd.	149-160-32, 33
28	Mission @ Butler	146-140-22
37	Pala Rd.	158-301-46
39	Frazee Rd @ Old Grove	158-103-15

Source: The Comprehensive Affordable Housing Strategy, 2004 affordable Housing Site Inventory

Any proposed development of the above sites (Table 45 and Table 46 below: potential sites for affordable housing) that includes affordable/inclusionary housing and that requires a zone change, plan change, and/or otherwise triggers a discretionary approval process by the City shall be required to build the affordable/inclusionary units: (1) within the site of the proposed development and (2) in a manner that seamlessly integrates the affordable/inclusionary units into the entire development. A [mandatory 10% build on-site](#) is triggered if increasing residential density above the otherwise allowed residential density (Table 46) or as part of a mixed use project on commercial properties listed on Table 47.

In addition to vacant land, existing or planned commercial centers of 10 acres or more and zoned CG, CC or CN should be examined for possible integration of residential uses within the existing or planned commercial centers. The sites shown in Table 47 are potential candidates and property owners should be contacted to explore their interests.

**Table 47
Existing or Planned Commercial Centers with Mixed-Use Potential
Oceanside, 2005**

Site #	Location	APN
2	Melrose / Oceanside Blvd.	161-030-10,14
16	Jefferson St. @ SR78	165-120-56
19	Vine St / Oceanside Blvd.	152-320-16, 36
30	Mission / Carolyn Circle	160-270-12
32	Mission / Foussat	160-550-01
40	Frazee Rd. @ Old Grove	158-101-28
41	N. River Rd. / Calle Montecito	157-060-40

Source: The Comprehensive Affordable Housing Strategy, 2004 affordable Housing Site Inventory

Implementing Agency: City of Oceanside Housing and Neighborhood Services and Planning Departments

Funding Source: General Fund

Schedule: The City will continue to bring these sites forward to City Council and the development community for consideration. Based upon the first two years of activity, it appears that the City will be able to propose about 2-4 sites per year.

Discussion: The City will continue to monitor its land inventory, especially residential land available for development as well as commercial and redevelopment lands that may be suitable for residential development. It will continue to provide land use inputs, including the residential component, to SANDAG as part of the regional growth forecast process.

Program 10: Transit Oriented Districts (TOD) and Smart Growth Focus Areas

The City completed a comprehensive evaluation of the potential for densification along the existing coastal and inland planned railway transit corridors. Six new transit stations will be added to the City along the Oceanside Boulevard east/west corridor by the year 2006 as part of the Oceanside/Escondido rail project (Sprinter). This study examined mixed-use and densification opportunities for a quarter mile planning radius around each station as well as along the coastal corridor from the existing transit center to Oceanside Boulevard.

This study provided recommendations for additional mixed-use TOD and smart growth focus area policies to be incorporated into the City's General Plan. Possible actions include conversions of nonresidential or low density residentially designated areas to higher density land uses at 29 to 43 dwelling units per acre including mixed-use and live-work type conversions of existing nonresidential uses. The number of additional residential units that may occur from this effort will depend upon final density ranges established through the public review process and market factors. However, preliminary estimates as contained in the SANDAG Region 2030 Forecast for the six Transit Station Focus Areas anticipate potentially several thousand new residential units in all of these areas combined.

Implementing Agency: City of Oceanside Planning Department

Funding Source: General Fund

Schedule: The City is actively participating in the SANDAG process and has identified two station areas for designation as Smart Growth Focus Areas. During FY 2007, the City will finalize these designations and bring staff recommendations to the City Council by the end of the calendar year.

Discussion: The City will continue to study potential land use opportunities for TOD's along the sprinter corridor. The City will continue to monitor land inventory, especially residential land available for development as well as commercial and redevelopment lands that may be suitable for residential development in the transit station areas. The City is engaged in the SANDAG smart growth focus areas process and is using the SANDAG process to proceed with further steps. The Sprinter process will also enable consideration of specific stations as the construction of that line and stations proceed. To a certain extent, the City process is tied, as it should be, to the SANDAG and NCTD processes which will result in better coordination. A study, Oceanside Transit Oriented Development Final Report, has been completed and is being used by the City to guide its deliberations with SANDAG and NCTD

Program 11: Homeless Shelter/Transitional Housing Site Identification

State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. To ensure compliance with this requirement, the City will continue to review its current process for the siting of these uses. If the process is found to unduly restrict these uses, the City will modify its zoning ordinance accordingly.

Implementing Agency: City of Oceanside Housing and Neighborhood Services and Planning Departments

Funding Source: General Fund

Schedule: The City will review the process during FY 2008 to insure that any necessary revisions will be assessed on a regular basis.

Discussion: The City will periodically revisit this program during the 2005-2010 Housing Element cycle. The City explicitly provides for emergency shelters and transitional housing as part of its zoning ordinance.

RENTAL ASSISTANCE/CONSERVATION

Program 12: Section 8 Housing Choice Vouchers

The City will continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to low income residents.

Under the Section 8 program, most tenants will pay about 30 percent of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the landlord by the public housing agency.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: U.S. Department of Housing and Urban Development (HUD)

Schedule: Annual and part of ongoing housing program activities.

Discussion: The City does not anticipate receiving any additional Section 8 Housing Choice vouchers during the 2005-2010 Housing Element cycle. Although the City will continue to administer its housing vouchers, the City's ability to expand or even maintain this program at its current level is dependent upon the annual Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded and that program retrenchment is likely over the next five years.

Program 13: Manufactured Home Rental Adjustment Program

The City will continue to consider petitions from mobile home park residents regarding rent increases by the Mobile Home Fair Practices Commission as empowered by ordinance.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Park Registration fees and General Fund

Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period.

Discussion: The City currently administers this program for approximately 19 mobile home parks (a total of 3,436 units.) The City anticipates that it will continue to average about 17 applications per year under this program and would make special adjustments in two to three cases per year.

Program 14: Coastal Zone Replacement Housing

This program will continue the City's existing coastal zone program, which requires the replacement of any units occupied by low and moderate income households lost through demolition. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on a unit-by-unit basis when removal cannot be avoided.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: General Fund

Schedule: As necessary

Discussion: The City does not anticipate that any units will be lost during both coastal zone and redevelopment agency activities during the 2005-2010 Housing Element cycle.

REHABILITATION

Program 15: Acquisition/Rehabilitation

The City will continue to attempt to acquire, or assist nonprofits in acquiring, buildings in need of rehabilitation. The buildings will be rehabilitated and rented/sold to low income households. The City will continue to identify areas that are targeted by the City, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. An example of this effort is the development of the La Mission project that the City is doing in concert with SoCAL Housing. Under this program the City will continue to provide pre-development loans to non profit developers, pro forma analysis through the City's housing consultant, technical assistance to non-profit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Housing Department

Funding Source: City of Oceanside Federal HOME program funds, Condominium Conversion Fees, CDBG Funds, Low income Housing Tax Credits, Redevelopment Set Aside Funds (Rehabilitation Accounts)

Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to rehabilitate 5-8 units per year under this program.

Discussion: The City anticipates an increase in the level of activity for this program by using a combination of fund resources and program combinations and has set an objective of 40 units for this program during the 2005-2010 Housing Element cycle.

Program 16: CDBG Funded Owner-Occupied Housing Rehabilitation

The City will continue to implement the Housing Rehabilitation Program (HRP) to assist in rehabilitation of owner-occupied housing by offering below market rate and deferred payment loans to qualified lower

income households. The City will continue to identify areas that are targeted by the City, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. The City will promote the availability of CDBG funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. In addition the City sponsors highly publicized community meetings to engage the community, especially in CDBG targeted neighborhoods in this process. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: CDBG and revolving fund)

Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to rehabilitate 10 or so units per year under this program.

Discussion: The City anticipates that 50 low income units will be rehabilitated during the 2005-2010 Housing Element cycle.

Program 17: Manufactured Home Matching Grant Program

The City will continue to provide grants (for very low income households) and matching grants (for low income households) up to \$6,000 for the rehabilitation of mobile homes. This program is available to primarily low income mobile home occupants. The City estimates that about 5-10 lower income households are annually assisted by this program.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: CDBG

Discussion: This program focuses on improvements necessary to bring the unit into compliance with the City's building code requirements.

Program 18: Code Enforcement

Code enforcement activities will continue to be conducted on a citywide basis in response to complaints or observation of blighting and/or unsafe conditions.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Code Enforcement Office, Division of Housing and Neighborhood Services Department

Schedule: Ongoing

HOME BUYER ASSISTANCE

Program 19a: FirstHOME Program

The City will continue to provide information about the FirstHOME program, a program assisting low income first time home buyers with down payment and closing cost assistance. The City will continue to provide promotional flyers that describe and advertise the program. It also will continue to partner with financial institutions to further promote the program. The City will continue to promote the availability of FirstHome funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for all of its housing programs.

Program 19b: Section 8 Home Buyer Program

The City will continue to participate in the Section 8 Home Buyer Program (see the Fact Sheet on the following page).

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: CalHome Funds and Section 8 Home Buyer funds

Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to assist about 8 households per year under this program.

Discussion: Assistance for 40 low income households during the 2005-2010 Housing Element cycle is anticipated. These programs will be used in conjunction with each other.

Program 20: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program assists low and moderate income first time home buyers. Under this program, qualified first-time home buyers are able to take a federal income tax credit of up to 20 percent of the annual interest paid on their mortgage. This reduces the general income taxes of qualified home buyers, thus having the effect of subsidizing their payments.

Implementing Agency: City of Oceanside Housing Department

Section 8 Homeownership Program Fact Sheet

Qualified City of Oceanside Housing Authority Housing Choice Voucher Program participants are able to use the Housing Choice Voucher to assist them in paying their own mortgage.

THE MINIMUM QUALIFICATIONS FOR THIS PROGRAM

- ◆ *Household must be a Section 8 tenant in the City of Oceanside for at least one year.*
- ◆ *Active Family Self-Sufficiency Program participant with a positive escrow account balance or graduates of the Family Self-Sufficiency program have priority for this program.*
- ◆ *Household must have the ability to pay a \$5000 down payment out of either their escrow account, their own funds or a combination of both.*
- ◆ *Household must be a first-time homeowner or have not had an ownership interest in any home within the past three years.*
- ◆ *Household must be employed full-time (at least 30 hours per week).*
- ◆ *Household must have been continuously employed for at least 12 months.*
- ◆ *Household must not owe money to any housing authority. Housing and Neighborhood Services Department will not enter into any repayment agreements for amounts owed.*

- ◆ *Household must meet income and employment requirements. Annual earned (not TANF or unemployment) income of at least 50 percent of the County Median income for their family size is required:*
 - *Family Size 50 percent of County median income*
 - *All eligible participants have to qualify for a mortgage loan with a financial institution.*

Funding Source: State of California Debt Limit Advisory Committee

Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to assist about six households per year under this program.

Discussion: The City anticipates receiving 30 new mortgage credit certificates during the 2005-2010 Housing Element cycle. During the 2005-2010 Housing Element cycle, the City will explore the option of joining the County consortium for these services. The City will continue to promote the availability of MCC funds to lower and moderate income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

The City will use the County of San Diego HCD process that is used throughout the region.

ADMINISTRATION

Program 21: Review of Governmental Constraints

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City's zoning ordinance includes a variety of density ranges that provide opportunities for housing to be built for all income levels. To further assist in the provision of affordable housing opportunities, it is the policy and practice of the City to allow reductions in zoning requirements where appropriate and provide funds for significant infrastructure needs to help make these projects financially feasible. In addition, the City works closely with developers of affordable housing projects to expedite the project review and approval process.

The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing during the comprehensive update of its zoning ordinance and on an on-going basis. This program is consistent with the approach in the Five-Year Implementation Plan for the Oceanside Redevelopment Agency.

The City will continue to review their current plans, ordinances, and procedures related to processing applications and plans for residential developments. If the process is found to constrain the development process, the City will recommend and implement needed changes to improve efficiency.

As part of “An Analysis of Impediments to Fair Housing”, all the cities in the County of San Diego were assessed from a planning, zoning, and regulatory context to determine if there were impediments to affordable housing (and fair housing-see Governmental Constraints discussion). The City had to take a few steps to address one of the impediments identified in the “Analysis of Impediments” Study completed in February 2005 (density bonus). The comment in that Study regarding the need to update the density bonus program is being addressed in this Section as part of a City action within the first six months of the Housing Element cycle (update density bonus ordinance to comply with SB 1818 requirements). The second comment in the study has to do with the definition of family in the zoning code. The City addressed that issue as part of an update to its City Code during the past year. The City no longer regulates residential land use by discriminating between biologically related and unrelated persons.

It is anticipated that the completion of the review of current plans, ordinances, and permit processing procedures will occur within two years of the adoption of the Housing Element with any necessary recommendations to be brought for council consideration by the end of that second year.

Implementing Agency: City of Oceanside Planning Department

Funding Source: City of Oceanside General Fund

Schedule (from Housing Element adoption): The City will annually assess and propose revisions as necessary.

Discussion: Potential improvements could include, but may not be limited to: streamlining the process that currently involves multiple commission reviews; the City will revise its zoning ordinance to redefine its definition of family; the City cannot regulate residential land use by discriminating between biologically related and unrelated persons.

Program 22: Monitoring of Potential New Housing Funds

The City will continue to monitor and pursue any available new construction and subsidy programs to meet its housing needs.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: City of Oceanside Housing and Neighborhood Services Department Budget

Schedule: The City staff continuously monitors funding and program resources and will use its consultants in Sacramento and Washington to keep apprised of potential resources. It will use its quarterly progress report to inform the general public and the development community, especially the non-profit developers.

Discussion: The City is continuing to participate in a County consortium that is examining State and federal housing programs.

Program 23: Rental and Vacancy Surveys

The City will continue to conduct and/or monitor periodic rental housing and vacancy surveys for use in consideration of conversion projects and for use in ongoing housing planning activities.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: City of Oceanside Housing and Neighborhood Services Department Budget

Schedule: As projects are proposed.

Discussion: This policy is a continuation of the program established in the 1999-2004 Housing Element cycle.

Program 24: Land Write Downs

The City will continue to explore providing land write downs for low income rental housing projects based on standards and plans for adequate low income housing sites. Assisted projects must meet the reservation requirements for low and moderate income households for a period of 30 years or more.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: Redevelopment Set Aside Funds, Inclusionary Housing In-Lieu Fees, and the Condominium Conversion fees. Two projects currently are under consideration under this program: one for 55 owner units and another for 45 rental units.

Schedule: Two projects will be proposed during the first two years of the planning period and the City will bring others forward as proposals and funding dictates.

Program 25: Housing Element Monitor/Revision

The City will continue to monitor and update the Housing Element as necessary.

Implementing Agency: City of Oceanside Housing and Neighborhood Services and Planning Departments

Funding Source: City of Oceanside General Fund

Program 26: Fair Housing Program

The City of Oceanside supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program. The City will continue to distribute the FHCS's information on fair housing, and refer fair housing questions and housing discrimination claims to the FHCS.

The FHCSO will continue to:

1. Advocate for fair housing issues;
2. Conduct outreach and education;
3. Provide technical assistance and training for property owners and managers;
4. Coordinate fair housing efforts;
5. Assist in enforcing fair housing rights;
6. Collaborate with other fair housing agencies;
7. Refer and provide information for non-fair housing problems; and
8. Counsel and educate tenants and landlords.

Implementing Agency: City of Oceanside Housing and Neighborhood Services Department

Funding Source: CDBG Funds

Discussion: The City will continue the documentation of discriminatory practices, education of public and housing industry regarding fair housing, expansion of minority housing opportunities, reduction of discrimination, and testing for discrimination. Additionally, the City will continue to explore additional opportunities to enhance fair housing in the City. The City also requires all Community Development Corporations (CDCs) receiving City funds to develop and implement affirmative marketing plans.

The City will continue to promote the implementation of fair housing practices throughout the community using newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the various housing programs, including fair housing.

Program 27: Relocation Assistance

The City will prepare a relocation plan pursuant to the California Uniform Relocation and Real Property Act at such time as required to mitigate impacts upon people displaced as a result of public activities.

Implementing Agency: City of Oceanside Housing and Neighborhood Services and Redevelopment Departments

Funding Source: Various program-related funding mechanisms (e. g., Tax Increment and Home funds)

Discussion: The City policies will be to, first, avoid dislocating households, especially low income households; second, minimize the dislocation if it does occur; and finally, provide relocation assistance in those cases where options to relocation are not feasible.

Program 28: Preservation of Affordable Housing Units “At Risk” of Converting to Market Rates

Program Description

The City will monitor affordable housing units that are “at risk” of converting to market rates during the housing element cycle, and consider measures to preserve their affordability prior to expiration of affordability contracts. These measures will include purchase of affordability contracts, working with property owners and non-profit housing organizations to preserve affordability; coordinate with the County Department of Housing and Community Development to secure continued subsidies and /or the commitment of available housing set-aside monies from redevelopment; identify all federal, State and local financing and subsidy programs which can be used to preserve assisted housing developments that may be at-risk; and monitor projects that contain subsidized units that are at-risk of converting to market-rate in the future.

Table 48
Assisted Low Income Rental Units Subject To Termination
Oceanside, 2006

Project Name	Total Units	Program	Earliest Date of Subsidy Termination
El Dorado 115 S Clementine St.	85	Section 202	2007
North River Club 4520 N. River Rd.	56	Section 8	2003
Silvercrest – Oceanside 3839 Lake Blvd.	68	Section 202	2008
Villa De Cortez 310 N. Clementine St.	11	Section 202	2003
Vista del Oro 4401 Mission Ave.	69	Bond	2008
Shadow Way 4771 Yuma Ave	40	Bond	2007
Cape Cod Villas 1710 Maxson St.	36	Density Bonus	2007
Plaza Laguna 1910 Broadway St.	5	Density Bonus	2006
Dubuque St. 1436 Dubuque St.	8	Density Bonus	2006
12 different locations	70	Rental Rehab	2006-2009
Total	448		

Sources: California Housing Partnership, 2004 and “Projects and Monitoring Schedule,” Housing and Neighborhood Services Department, City of Oceanside, 2006.

Implementing Agencies: City of Oceanside Housing and Neighborhood Services and Nonprofit Developers.

Funding Source: City of Oceanside General Fund.

Schedule: Within the first year of the Housing Element

QUANTIFIED OBJECTIVES

QUANTIFIED OBJECTIVES

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the five-year Housing Element cycle. Table 49 summarizes the City of Oceanside's quantified objectives for the provision of affordable housing opportunities based on its programs, during the 2005-2010 Housing Element cycle.

**Table 49
Quantified Objectives for Affordable Housing
Oceanside 2005-2010**

Program	Income: Very Low	Low	Total
New Construction			
#4 Inclusionary	300	300	600
#5 Redevelopment	75	0	300
#6 Section 202	100	0	100
#7 Accessory Units	15	0	15
#8 Farm worker	20	0	20
Total New Construction	510	300	810
Conservation			
#12 Section 8	1,500	0	1,500
Total Conservation	1,500	0	1,500
Rehabilitation			
#15 Acq/rehab.	0	75	75
#16 CDBG Rehab	25	25	50
#17 Manuf. Homes	75	75	150
Total Rehabilitation	100	100	200
Home Buyer Assistance			
#19a First Home	0	40	40
#20 MCC	0	30	30
TOTAL Home Owner Asst.	0	70	70

Table 50 shows the City's total quantified objectives for the 2005-2010 Housing Element cycle. The City objective for new construction is based upon the SANDAG RHNA allocations for total units by income category: 6,423 new housing units – or about 1,280 per year during the next five years. This projection is based upon Oceanside's regional share of the total need for new units (RHNA) as adopted by SANDAG in February 2005. The objectives for new housing for very low and low income households will be difficult to meet based on the financial resources and program capacity available to the City (see

Table 38). The City's traditional ability to provide new non-assisted housing for moderate income households has been undermined by the rapid appreciation of housing costs, both new and resale that has occurred across the entire region. Additionally, the City plans to rehabilitate 200 units, conserve

affordable housing opportunities for 1,500 households, preserve 448 units at risk and provide home buyer assistance to 70 households.

**Table 50
Total Quantified Objectives
Oceanside, 2005-2010**

	Very Low	Low Income	Moderate Income	Above Moderate Income	Totals
New Construction	1,454	1,042	1,214	2,713	6,423
Rehabilitation	100	100	0	0	200
Conservation	1,500	0	0	0	1,500
Preservation	224	224	0	0	448
Home Buyer Assistance	0	70	0	0	70

New Construction

The City has established quantified objectives for new construction based upon the Regional Share Needs Assessment (RHNA) adopted by the San Diego Association of Governments (SANDAG); the City's goal is to provide a total of 6,423 units of new construction: 1,454 units for very low income households; 1,098 units for low income households; 1,214 units for moderate income households; and 2,666 units for all others.

Rehabilitation

The City anticipates that 200 units will be rehabilitated between 2005 and 2010. This objective will be achieved through the City's two housing rehabilitation programs. As the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote its current rehabilitation programs.

Conservation

The City's quantified conservation objective for 2005-2010 is 1,500 very low income households based on continuing the existing number of Section 8 vouchers. The U.S. Department of Housing and Urban Development (HUD) has not recently issued any new vouchers to the City of Oceanside. Although the City will continue to administer its 1,500 housing vouchers, the City's ability to expand this program or even maintain it at its current level is dependent upon the Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded and that program retrenchment is likely over the next five years.

Preservation

A total of 21 affordable units are at risk of being lost during the next Housing Element cycle. Many of the units will be retained as part of the extension of the Section 8 Housing Choice Vouchers and other normally reoccurring program extensions. In the few instances where this is not the case (estimated at 150 units), the City will preserve the remaining units through a variety of programs, primarily Acquisition and Rehabilitation, Program # 15, CDBG Rehabilitation, Program # 16, and Mobile Home Assistance, Program # 17.