



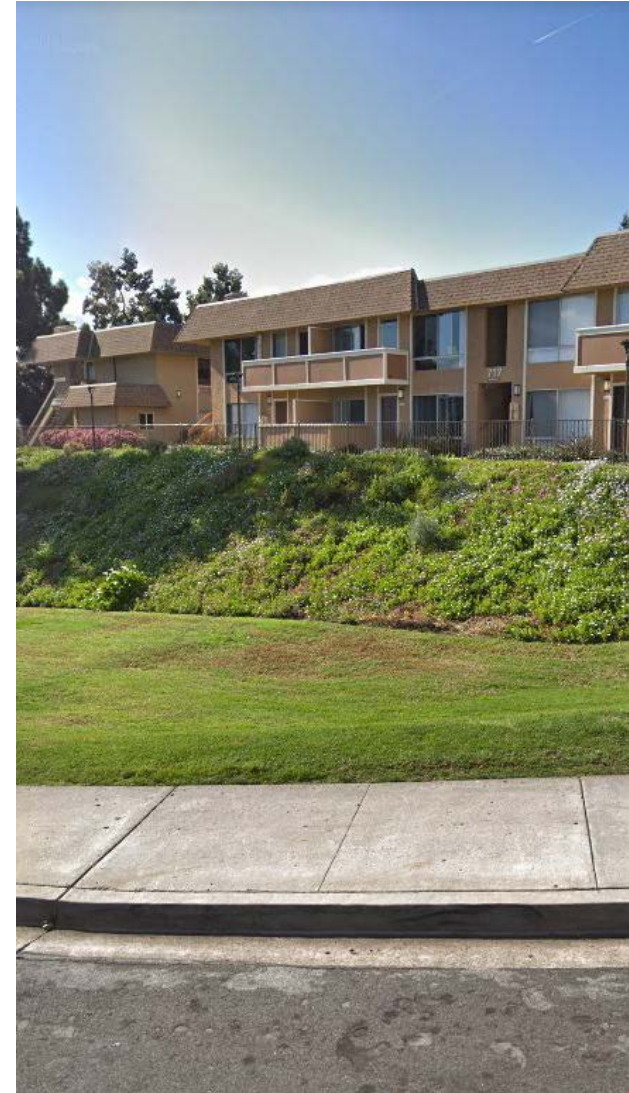
# Solana Beach Housing Element Update

6<sup>th</sup> Cycle (2021-2029)

**Community Workshop #1  
Council Chambers, March 5<sup>th</sup>, 2020**

# Overview

- I. Housing Element Overview
- II. 6th Cycle Housing Element Update (2021-2029)
- III. Housing Issues and Opportunities Identification
- IV. Next Steps



An aerial photograph of a suburban neighborhood. A multi-lane highway runs diagonally across the middle of the frame. To the left of the highway is a large green area, likely a golf course. The surrounding area is densely packed with residential houses, many with swimming pools, and lush green trees. The overall scene is a typical suburban landscape.

# Housing Element Overview



# What is a Housing Element?

- Required Element of the Solana Beach General Plan
- Provides goals, policies, programs, and objectives related to housing in the community
- Identifies housing needs by income category
- Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

# Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates the ability to meet future housing growth need
- Eligibility for State grants and funding sources
- Allows the community to further engage in the planning process





# A “Certified” Housing Element

## **What Does it Mean to Have a “Certified” Housing Element?**

- Demonstrates substantial compliance with State law

## **Benefits of Certification**

- Eligibility for State assistance programs
- Demonstrates ability to meet future growth needs
- Eligibility for State grants and alternative funding sources

# Housing Element Features

- Population and housing profile of Solana Beach
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Housing policies, programs and objectives

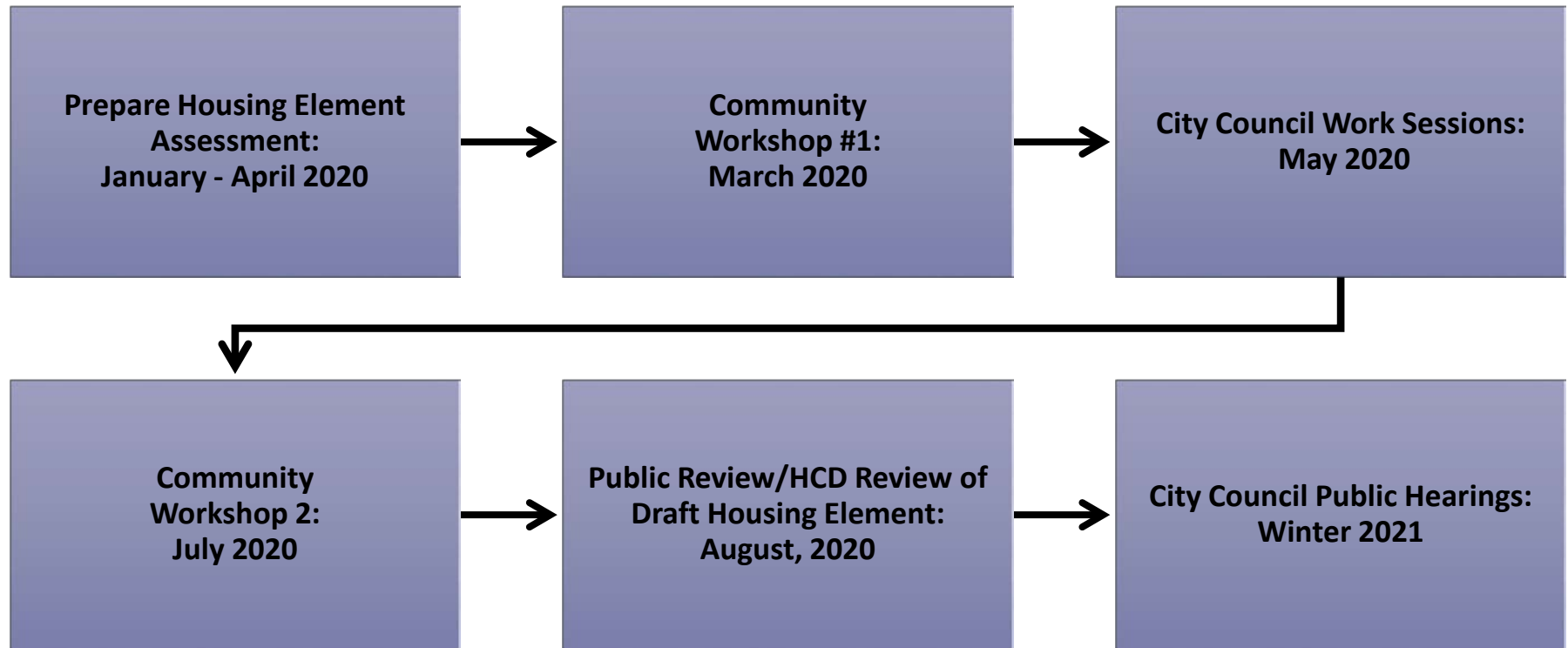


An aerial photograph of a suburban neighborhood. In the foreground, there are residential houses with swimming pools and lush greenery. A multi-lane highway runs diagonally across the middle of the image. To the left of the highway, there is a large green area that appears to be a golf course. The background shows a dense residential area extending to the horizon under a clear sky.

# 6th Cycle Housing Element Update

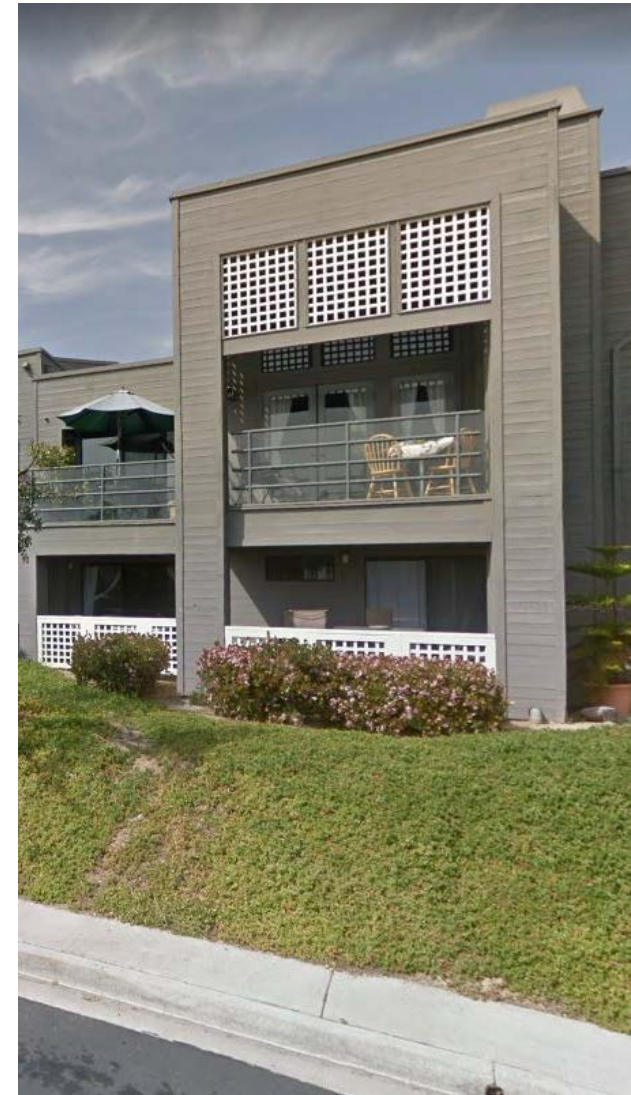


# Housing Element Update Schedule



# What is RHNA?

- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



# 2021-2029 RHNA Allocation

## City of Solana Beach 2021-2029 RHNA Housing Growth Need

Income Category	% of Median Family Income (MFI)*	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 – 50%	\$0	\$43,150	316 units
Low Income	51 – 80%	\$43,151	\$69,040	159 units
Moderate Income	81 – 120%	\$69,041	\$103,560	160 units
Above Moderate Income	>120%	\$103,561	>103,561	240 units
<b>Total</b>				<b>875 units</b>

\* Income Range is based on the 2019 HUD Median Family Income (MFI) for San Diego County of \$86,300.

# What is Included in the Update Process?

- Community Workshops
- Community Survey
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA
- Public Hearings



An aerial photograph of a suburban neighborhood. A multi-lane highway runs diagonally across the middle of the frame. To the left of the highway is a large green area, likely a golf course. The surrounding area is densely packed with residential houses, many with swimming pools. The sky is clear and blue.

# Housing Issues and Opportunities Identification

# We Want Your Input!

**Please take some time to walk around and provide input, concerns and ideas at each station around the room.**

- 30 minute activity
- This activity is open house style and free flowing.
- Please write your input directly on the post-it notes at the stations of your choice. Write as much or as little as you like.
- Staff and team members are available to discuss each topic and answer questions.





# Housing Issues and Opportunities Identification

1. What are the biggest challenges to housing in Solana Beach?
2. What creative ways can Solana Beach provide housing in the future?
3. What types of programs or assistance could the City provide to facilitate housing?
4. What other opportunities or ideas do you have to address housing issues in Solana Beach?

An aerial photograph of a suburban neighborhood. In the foreground, there is a dense residential area with many houses, some with swimming pools, and lush green trees. A multi-lane highway runs horizontally across the middle of the image, with a complex interchange system. To the left of the highway, there is a large, well-maintained golf course with several green fairways and a clubhouse. The background shows a vast, flat landscape with scattered buildings and trees under a clear sky. The text "Next Steps" is overlaid in the center of the image in a large, white, sans-serif font.

# Next Steps



# Next Steps

<b>Next Steps</b>	<b>Date</b>
Complete Housing Assessment Report	April 2020
City Council Work Session	April – May 2020
Community Workshop #2	July 2020
Public Review Draft Housing Element Available	August 2020



**Thank you!**

For questions, please contact:

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