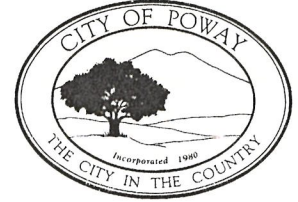


STEVE VAUS, Mayor
CAYLIN FRANK, Deputy Mayor
PETER DE HOFF, Councilmember
BRIAN PEPIN, Councilmember

CITY OF POWAY



July 12, 2023

File



Honorable Michael T. Smyth
Presiding Judge
Superior Court of California, San Diego County
Central Courthouse
1100 Union Street, Tenth Floor
San Diego, CA 92101

Subject: Response to Grand Jury Report "Housing in San Diego County"

Dear Judge Smyth,

This letter complies with California Penal Code section 933(c), requiring a public agency to review and provide comments to the Presiding Judge of the Superior Court on the findings and recommendations of a Grand Jury report. Below are the City of Poway's responses to the Grand Jury's findings and recommendations as published in their May 2023 Report titled "Housing in San Diego County".

Finding 01: The City of Lemon Grove met its housing allocation for all the income categories identified by SANDAG in the fifth RHNA Cycle.

Response: City of Poway agrees with the finding.

Finding 02: The County of San Diego failed to meet their housing allocations for all income.

Response: City of Poway agrees with the finding.

Finding 03: The following cities did not meet their housing allocations for all income categories: Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Imperial Beach, La Mesa, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach and Vista.

Response: City of Poway agrees with the finding.

Finding 04: The San Diego region failed to meet its housing allocations for each of the income categories identified by SANDAG in the fifth RHNA Cycle.

Response: City of Poway agrees with the finding.

Finding 05: Specific plans are useful tools in spurring development, including housing development and have been used by El Cajon and Chula Vista among others

Response: **City of Poway agrees with the finding. Poway has also used Specific Plans to spur development by adjusting land uses and densities, which has been successful. See Recommendation 23-01.**

Finding 06: Both transit agencies in San Diego County (NCTD and MTS) have made land available for development and are actively developing projects that include housing, among other uses.

Response: **City of Poway agrees with the finding.**

Recommendation 23-01: Consider, if they have not done so, using specific plans (as defined by the Governor's Office of Planning and Research) to facilitate the permitting and development of housing, particularly affordable housing in their jurisdictions.

Response: **Recommendation has been implemented. Poway has adopted two specific Plans in the past few years, both of which have resulted in development of housing. One new Specific plan is under review.**

- **The Poway Road Specific Plan revised land uses and residential densities for the entire Poway Road corridor. Residential densities and building heights were increased beyond what had been allowed in Poway in the past. The specific plan provides for development incentives with the provision of affordable housing.**
- **The Farm in Poway Specific Plan provides for redevelopment of a vacated golf course. This Specific Plan was approved by the voters of Poway at the 2020 General Election. The land use plan provides for a mix of residential, commercial and agricultural uses and public open space amenities.**
- **Harmon Ranch Specific Plan is currently under review. It proposes very small lot detached units on lots smaller than permitted in the past along with passive public spaces and pedestrian connectivity to retail and services on the Poway Road corridor.**

Recommendation 23-02: Consider working with school districts and community college districts within their Jurisdictions to identify developable land for housing owned by districts within their boundaries.

Response: **Recommendation will not be implemented. Poway is not aware of any surplus school land within the jurisdictional boundaries. Poway does concur this is a worthwhile goal for the region as a whole. The city does implement a loan program on a for-sale affordable housing project with City covenants whereby upon resale of individual units, the home is first offered to school district employees that are income qualified.**

Recommendation 23-03: Consider working with religious institutions within their jurisdictions to identify land developable for housing, particularly affordable housing

Response: Recommendation will not be implemented. Religious institutions can propose development on their property and the City will certainly work with them. Although we have never seen residential proposed on such sites, it is possible that this could occur as most religious institutions are on residentially zoned property.

Recommendation 23-04: Consider drafting revenue-generating legislation at the jurisdiction level, if feasible and legal e.g., the Seattle Jumpstart Tax. Monies generated by such a tax to fund or assist in funding the construction of housing, particularly affordable housing.

Response: Recommendation will not be implemented. Poway would like to see more analysis on the legality of a tax to supplement affordable housing. Currently Poway has an inclusionary housing ordinance that provides the option to pay an in-lieu fee per unit that is deposited into the City's affordable Housing Fund. These funds are used to acquire sites for future affordable housing developments and/or to help subsidize the constructions of affordable housing on City-owned housing sites. Examples of recent projects are the completed Villa de Vida (for developmentally disabled adults) and Apollo (for low-income seniors) and Monte Vista, which is currently under review.

Recommendation 23-05: Consider providing legislative support to re-introducing in the State legislature SB 1105, or similar legislation, to create a San Diego County agency that could raise revenue for housing.

Response: Recommendation will not be implemented. Poway would want more information on the specific responsibilities of such an agency. There is concern about losing local land use control when another agency is involved in the development process. Additionally, adding another agency could have a negative impact on streamlining the development review process.

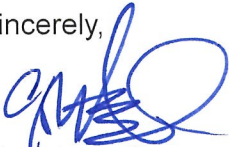
Recommendation 23-06: Consider providing legislative support to SB 4, which is currently before the legislature. This bill makes it easier to provide affordable housing on land owned by religious institutions.

Response: Recommendation will not be implemented. As stated in Recommendation 23-03, religious institutions have the opportunity to develop housing on their properties, with City approval. That approval process will ensure that any such housing proposed will be consistent with City regulations and policies and compatible with the neighborhood in which it is located. SB 4 has the potential to weaken the City's land use control on this type of proposal.

Honorable Michael T. Smyth, Presiding Judge
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Thank you for considering the City of Poway's responses to the May 2023 Grand Jury Report on housing in the San Diego region. If you have follow-up questions or would like to discuss any of the City of Poway's responses, please contact Bob Manis, Director of Development Services at (858) 668-4601.

Sincerely,



Chris Hazeltine
City Manager