



# General Plan Update Visioning Workshop

Housing

January 2021

# TODAY'S MEETING OBJECTIVES

1. Provide information on the second and final phase of the General Plan Update (e.g., purpose, components, process)
2. Discuss key issues and opportunities
3. Gather community input on the future of housing in Oceanside
  - What housing looks like
  - What types of housing should be built
  - Where housing should be located



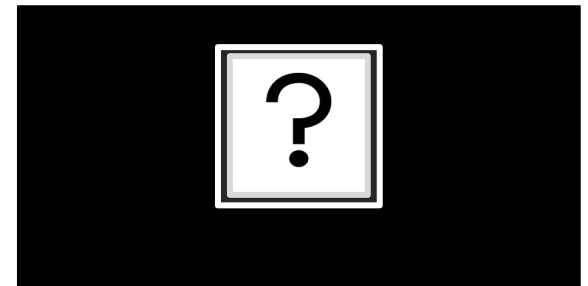
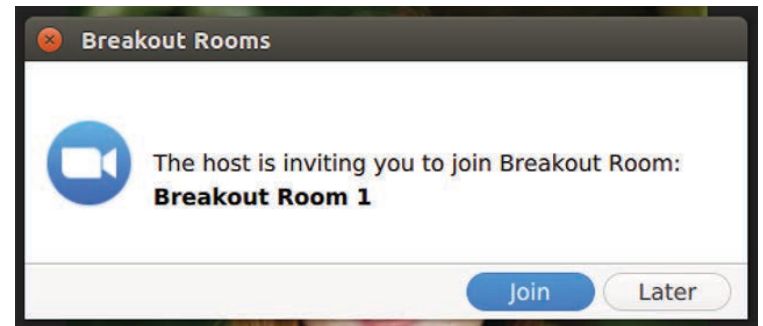
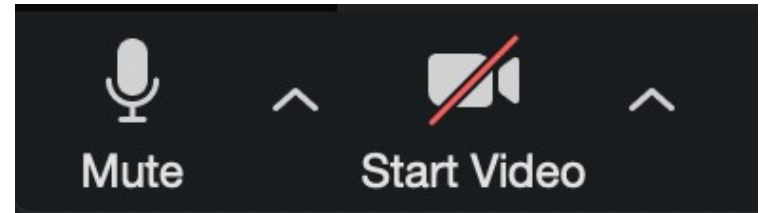
# MEETING AGENDA

1. Background
2. Oceanside Housing Context
3. Maptionnaire Activity
4. Small Group Discussion
5. Report Back
6. Next Steps



# ZOOM PROTOCOL

1. Please be respectful. There will be zero tolerance for inappropriate behavior or language
2. Please mute yourself if you are not actively speaking
3. Discussion will be in breakout rooms. Look for the invite to move to your room. If there are any problems, you can “Ask For Help” by clicking on the button at the bottom of your screen



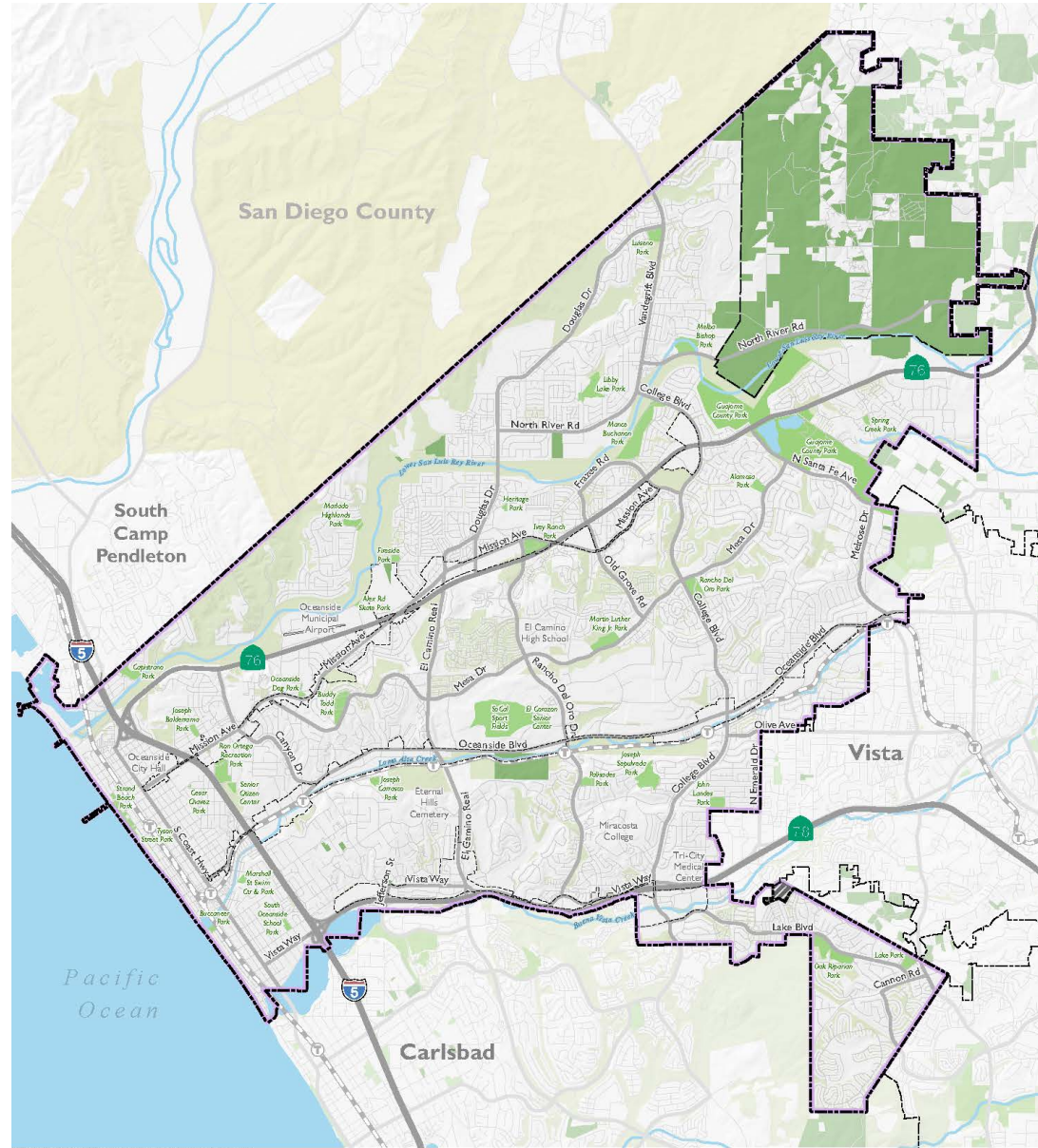
# SI NECESITA TRADUCCIÓN AL ESPAÑOL

1. La ciudad llevará a cabo reuniones específicas de un lugar en español en una fecha posterior
2. Si quiere aprender mas, por favor usar la función “levante la mano”
  - Si se une por teléfono, marque \* 9 para levantar la mano.



# BACKGROUND

- Existing General Plan
  - Never comprehensively updated
  - Some elements 40+ years old
  - Required General Plan topics
  - Optional General Plan topics
- Phase I (2019)
  - Economic Development Element
  - Energy and Climate Action Element
  - Climate Action Plan
- Phase II
  - Update of seven GP elements
  - South Morro Hills Community Plan (SMHCP)
  - Smart Sustainable Corridors Specific Plan (SSCSP)
  - Climate Action Plan Update



# HOUSING ELEMENT

- Required element of a general plan
- Must be updated every eight years
  - 6<sup>th</sup> Cycle: 2021-2029
- Tied to State requirements for providing adequate housing
  - Regional Housing Needs Assessment (RHNA)



# HOUSING ELEMENT COMPONENTS

## 1. Housing Needs

- Evaluate existing supply and housing needs of the population

## 2. Special Groups

- Identify and address the housing needs of special groups
- Farmworker, large households, female-headed households, people experiencing homelessness, people with disabilities, seniors

## 3. Housing Sites Inventory

- Identifies land suitable for residential development

## 4. Constraints

- City codes and regulations, permitting process, fees, development standards, non-governmental constraints

## 5. Programs

- Identify special programs to describe implementation



# WHY IS THE HOUSING ELEMENT IMPORTANT?

1. Reflects **community needs**
2. Identifies **preferred housing locations**
3. Promotes **affordable housing** and **equal housing opportunities**
4. Promotes **preservation** and **rehabilitation** of existing housing stock
5. Identifies **vulnerable populations** and ways to improve quality of life
6. Allows the City access to **grant opportunities** that will benefit housing
7. Evaluates **process improvements** and permit streamlining to help meet RHNA goals

# WHAT IS RHNA?

## Regional Housing Needs Assessment

- Allocated to each region of the state by the CA Department of Housing and Community Development (HCD)
- San Diego Association of Governments (SANDAG) represents Oceanside
- Each housing cycle, regions are assigned units at four income levels
  - Very Low, Low, Moderate, Above Moderate
- Housing Element must demonstrate that the City can accommodate the State allocated RHNA units

# RHNA NUMBERS

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total Allocation
Oceanside (Cycle 5: 2013-2021)	1,549	1,178	1,090	2,393	6,210
Oceanside (Cycle 6: 2021-2029)	<b>1,268</b>	<b>718</b>	<b>883</b>	<b>2,574</b>	<b>5,443</b>
SANDAG Region (Cycle 6: 2021-2029)	42,332	26,627	29,734	72,992	171,685

## 2019 Household Income Categories for a Family of Four

**Very Low Income** = \$53,000 or less

**Low Income** = \$53,501-\$85,600

**Moderate Income** = \$85,601-\$103,550

**Above Moderate Income** = \$103,551 or more

# CHANGES IN STATE LAW

**SB 35-** Streamlined review of certain housing projects

**AB 1397-** requires sites inventory to have realistic and demonstrated potential for development

**AB 68, AB 881, SB 13-** reduces barriers to Accessory Dwelling Unit (ADU) development

**AB 671-** Housing element must plan to incentivize and promote creation of affordable ADUs.

**AB 1763** – Density Bonus for 100% affordable projects

**AB 1851** – Religious facility housing

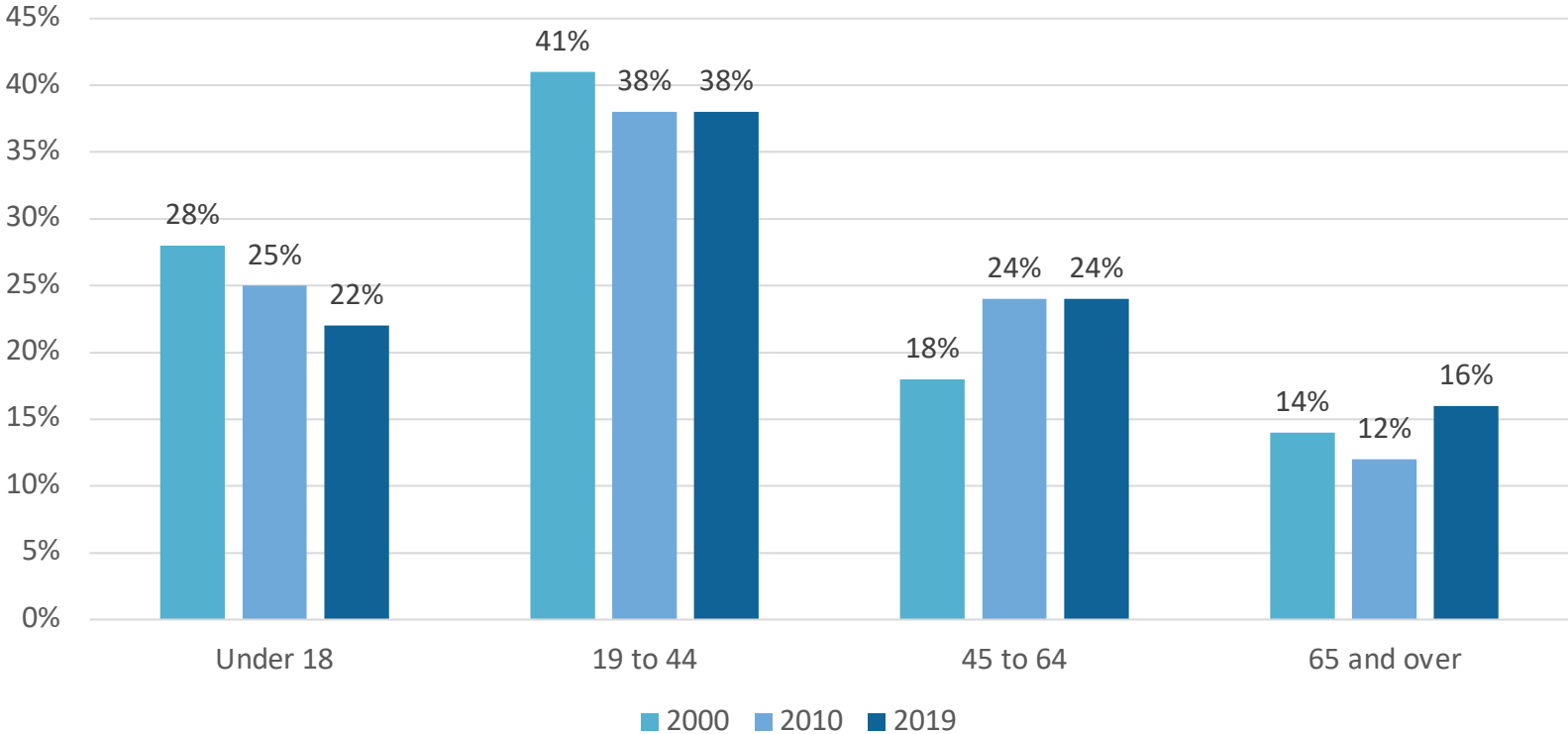
**AB 101** – Low Barrier Navigation Center – housing for homeless transitioning to permanent housing

# INTRODUCTORY ZOOM POLL

# HOUSING CONTEXT

# COMMUNITY PROFILE - AGE

## Oceanside Age Groups



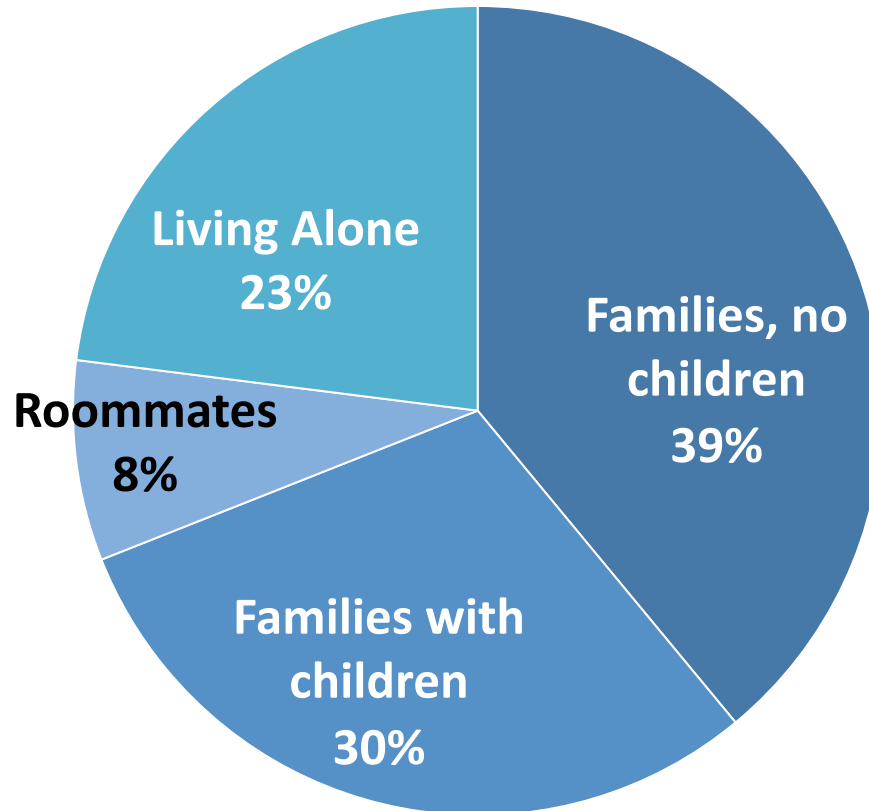
- Average age, 2010: **34.6**
- Average age, 2019: **37.5**

Source: 2019 ACS 1-year estimates, 2000 Census, 2010 Census



# HOUSEHOLD TYPE

The most predominant household type is families with no children.

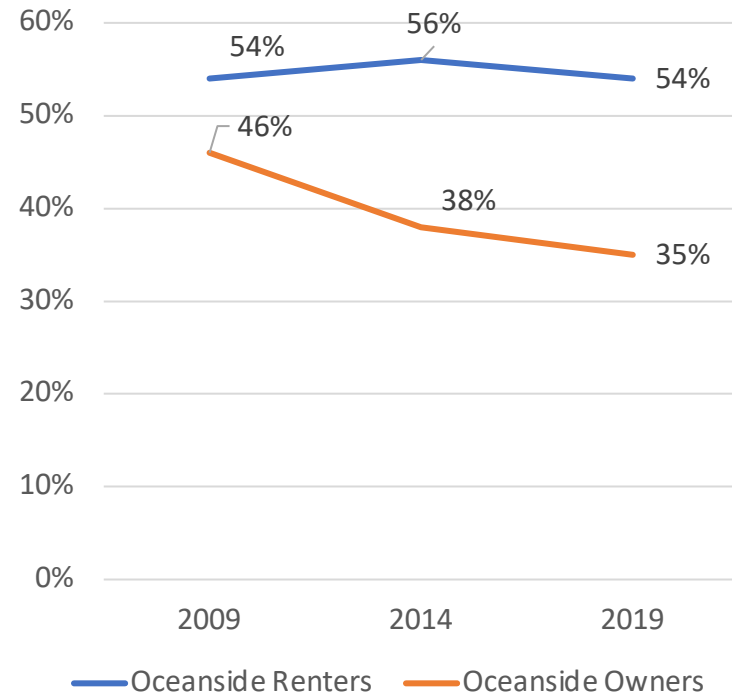
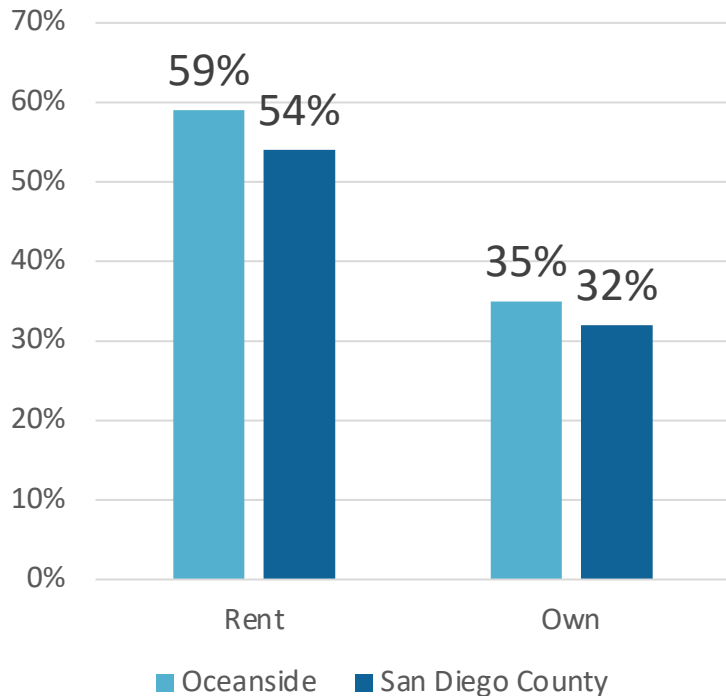


Source: 2019 ACS 1-year estimates



# HOUSING BURDEN

Oceanside residents who pay more than 30% of their income are known as “cost burdened.” Both renters and owners are more cost burdened in Oceanside than San Diego County. The percentage of cost-burdened households has decreased among homeowners over the years but have remained the same for renters.



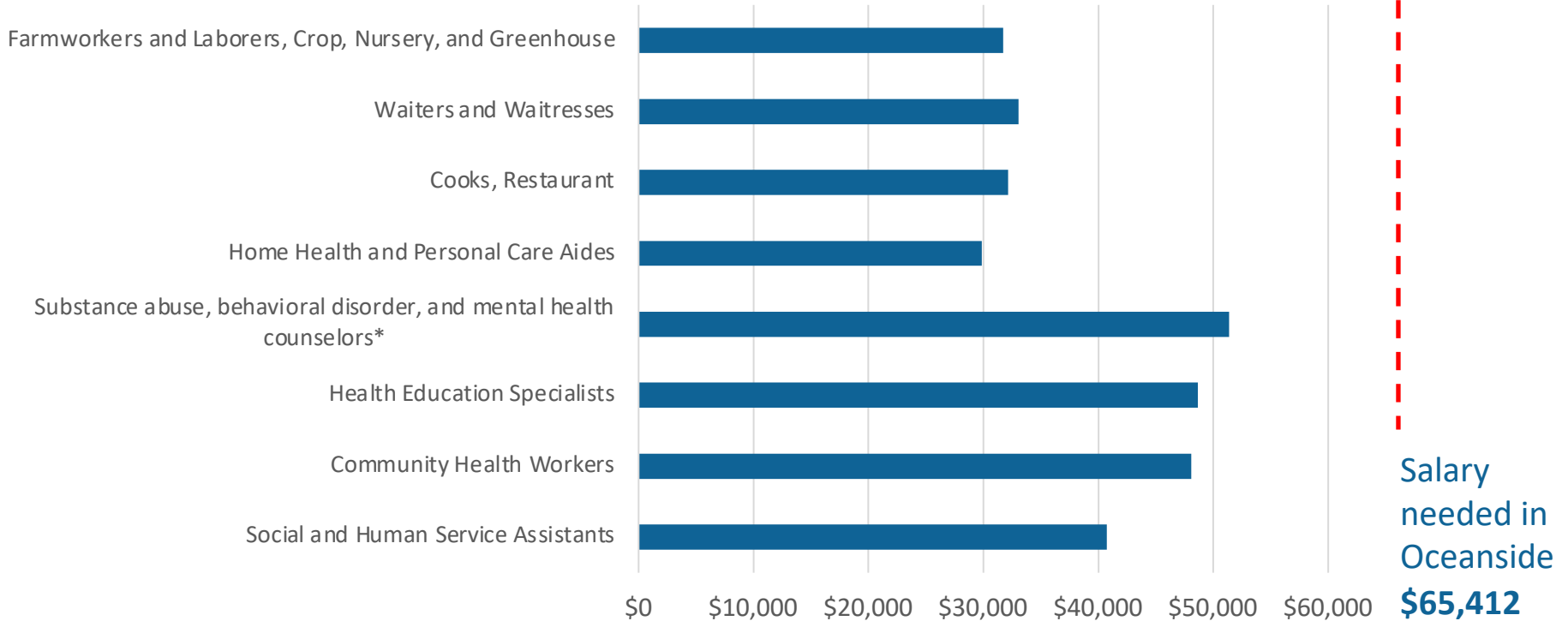
Source: 2019 ACS 5-year estimates



# HOUSING AFFORDABILITY

Regional salaries for some careers are not enough to afford a two-bedroom apartment in Oceanside.

### Average Salaries, San Diego County

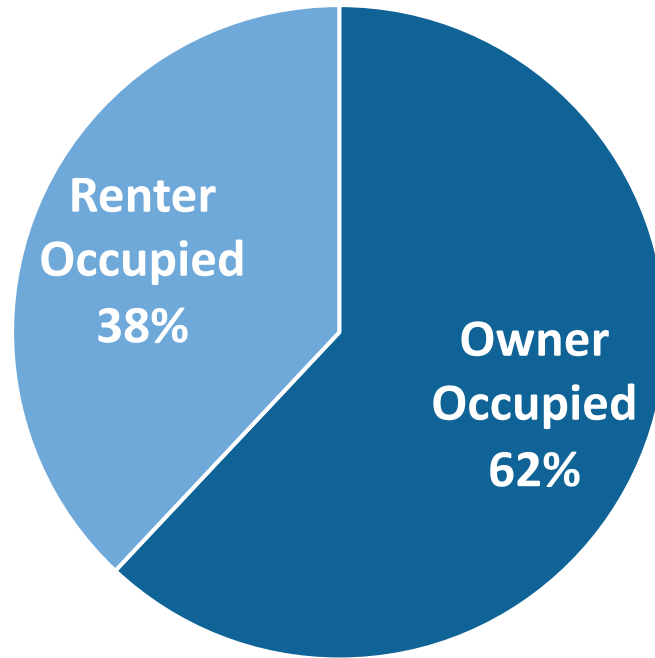


Source: CA OES Employment and Wages, Southern California Rental Housing Association  
(Average Oceanside price for a 2-bedroom apartment)



# RENTING AND OWNING

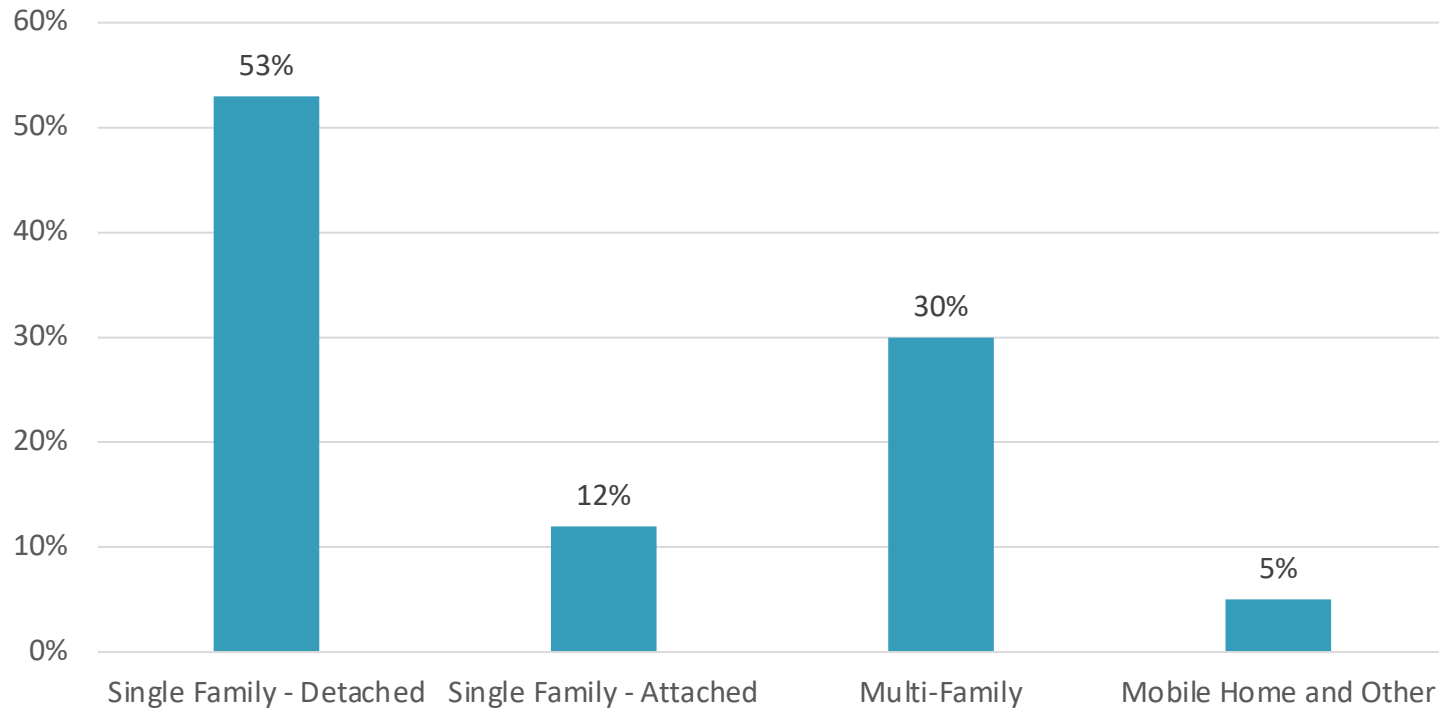
A majority of households own their homes.



*Source: 2019 ACS 1-year estimates*

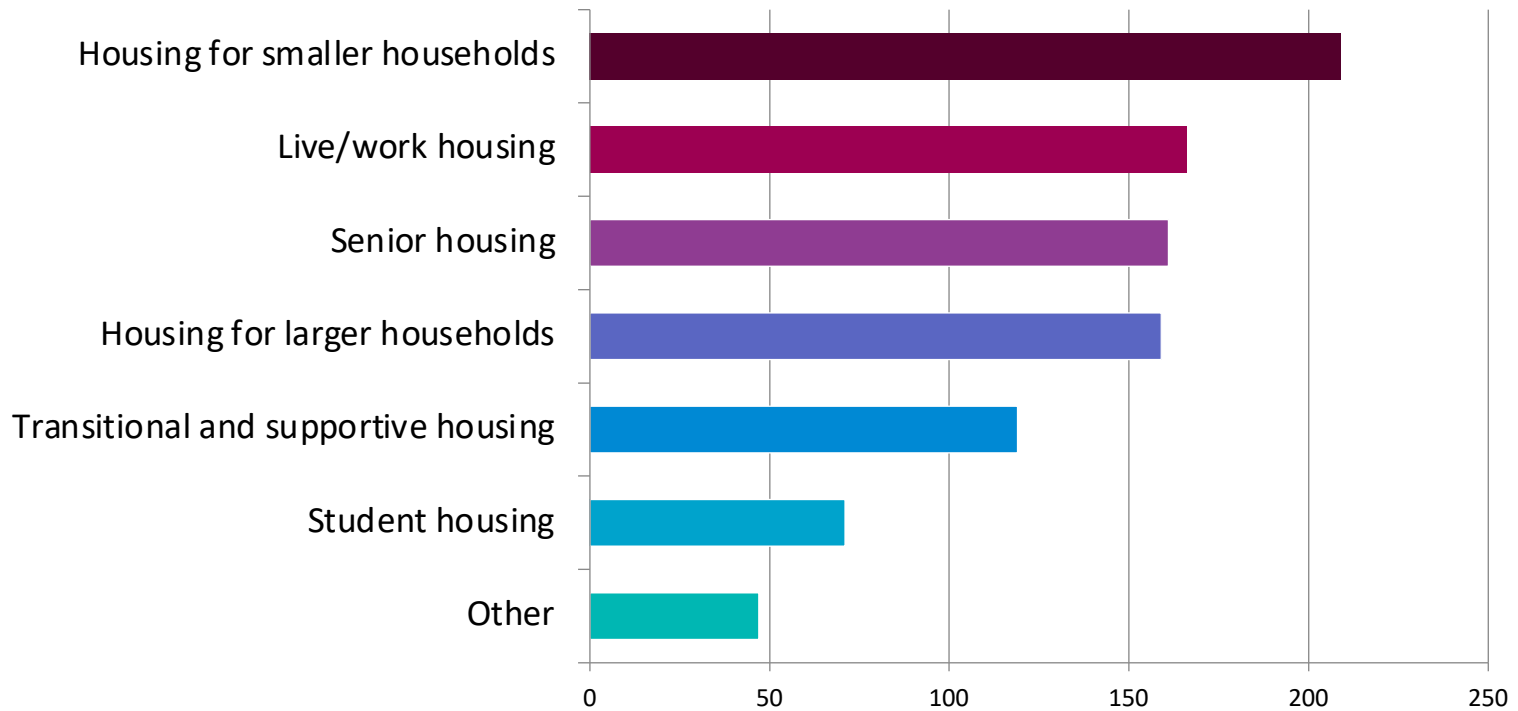
# OCEANSIDE'S EXISTING HOUSING TYPES

More than half of Oceanside's housing is detached single family homes.



# VISIONING SURVEY- NEEDED HOUSING TYPE

What kind of housing does the City need most? Check all that apply.



# ISSUES

## 1. Aging population.

- Oceanside's population over 65 could grow as much as 40% in the next 30 years.
- Housing design, location, and affordability affect people's ability to age in place.

## 2. Housing stock.

- Opportunity to explore other housing types that fit the needs and preferences of larger/multigenerational families, young or single professionals, and other groups.

## 3. Housing affordability.

- Like many cities in California, housing prices and rents are increasing.
- For some professions, housing in Oceanside can be out of reach.

# COMMUNITY PROFILE- ZOOM POLL

# FUTURE OF HOUSING

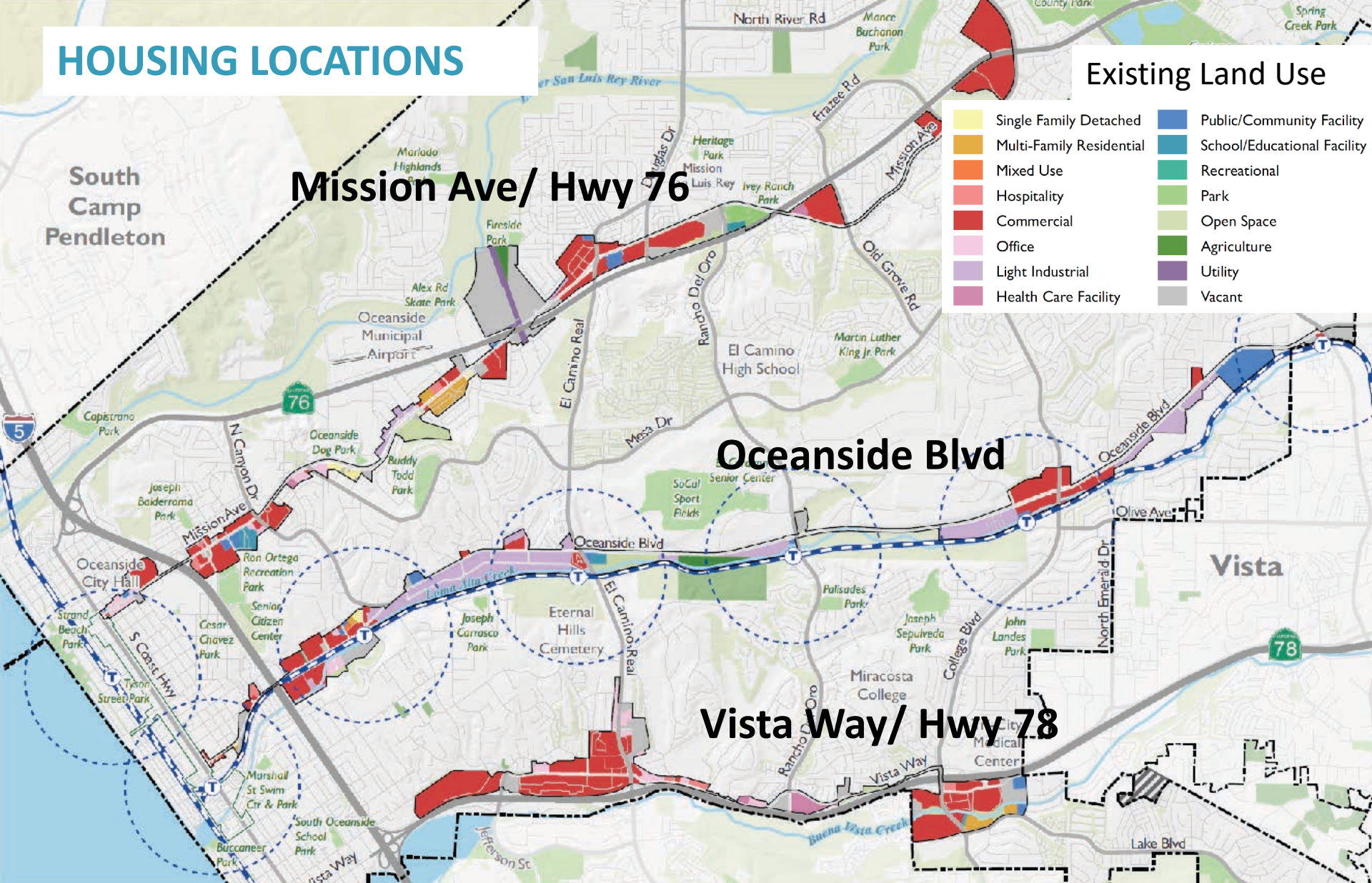


# FUTURE OF HOUSING

- **Where** housing should be located
- **What types** of housing should be built
- **What housing** looks like



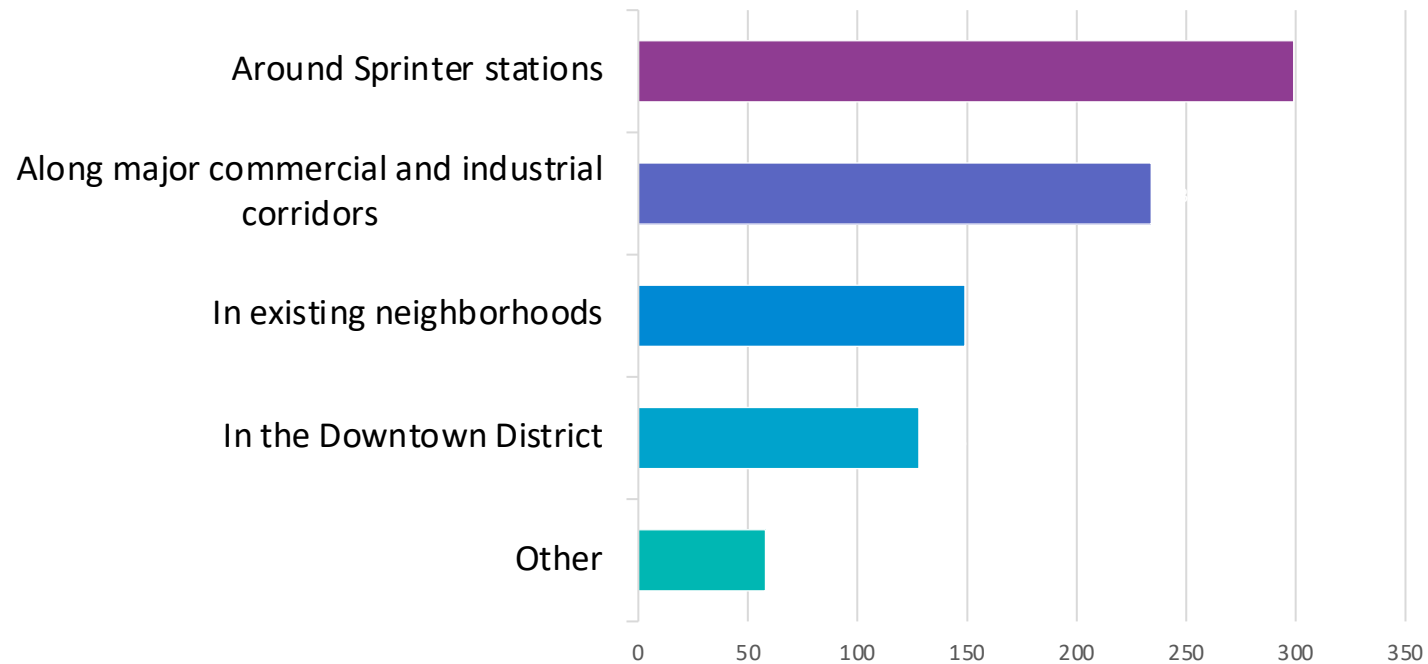
# HOUSING LOCATIONS



The corridors represent the areas where most new housing will be built in Oceanside, along with jobs, mixed land uses, and public realm improvements.

# VISIONING SURVEY

Per state law, the City must demonstrate that it has adequate land resources to accommodate its fair share of anticipated regional housing demand.... Where should this new housing be located? Check all that apply.



# HOUSING OPTIONS

## Infill

- Using vacant space in existing developed areas, or redeveloping underutilized space
- Accessory Dwelling Units (ADUs), also known as “granny flats”



## Mixed Use

- Housing development combined with other land use types
  - Office, commercial, community facility



## Workforce Housing

- Housing built by an employer
  - Universities, agricultural production, large employers



# HOUSING TYPES

Single Family, detached



Single Family, attached



Triplex/fourplex



Manufactured/mobile



Apartments

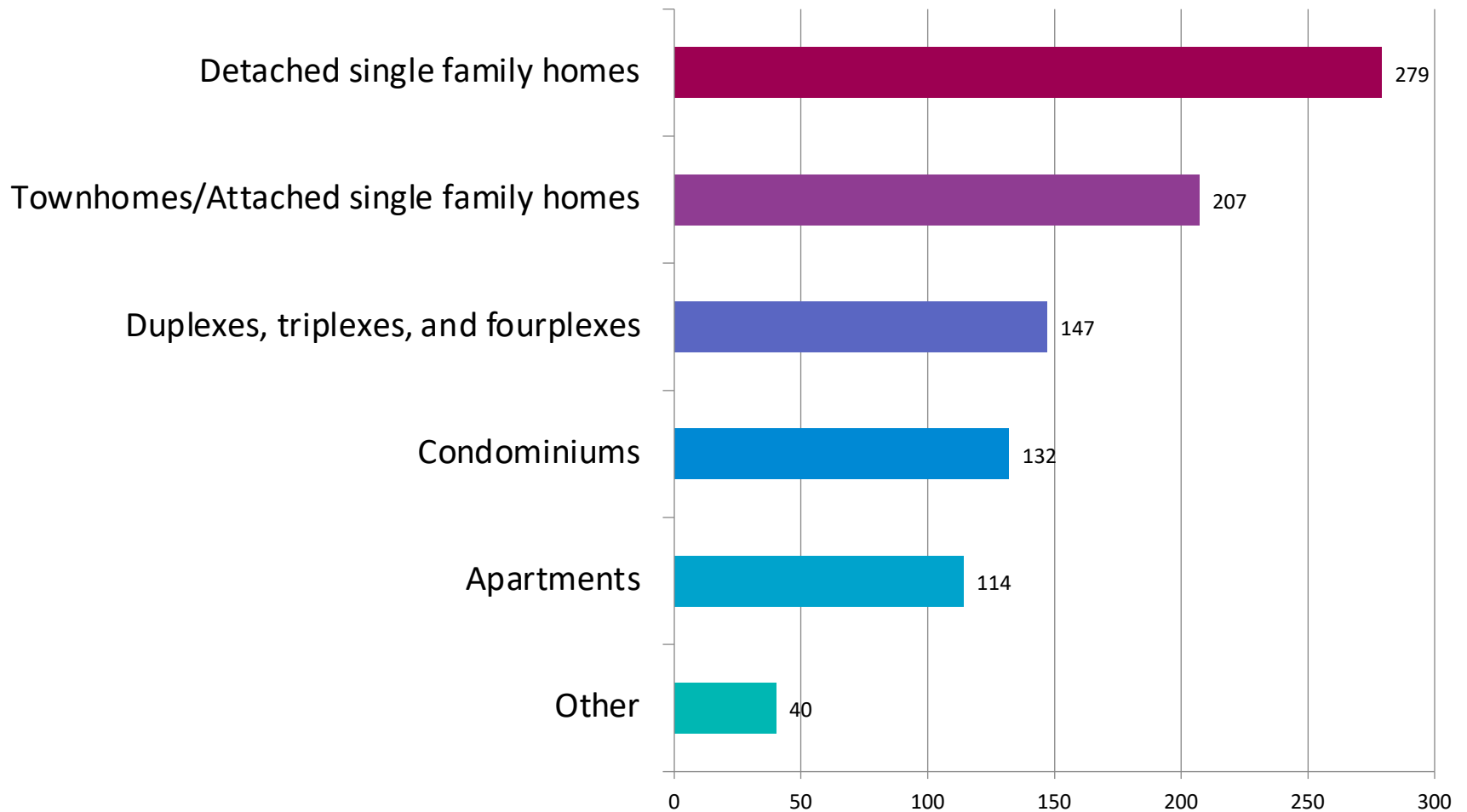


Condominiums



# VISIONING SURVEY

As the City adds more housing, what housing type would you prefer to see?



# FUTURE OF HOUSING- ZOOM POLL

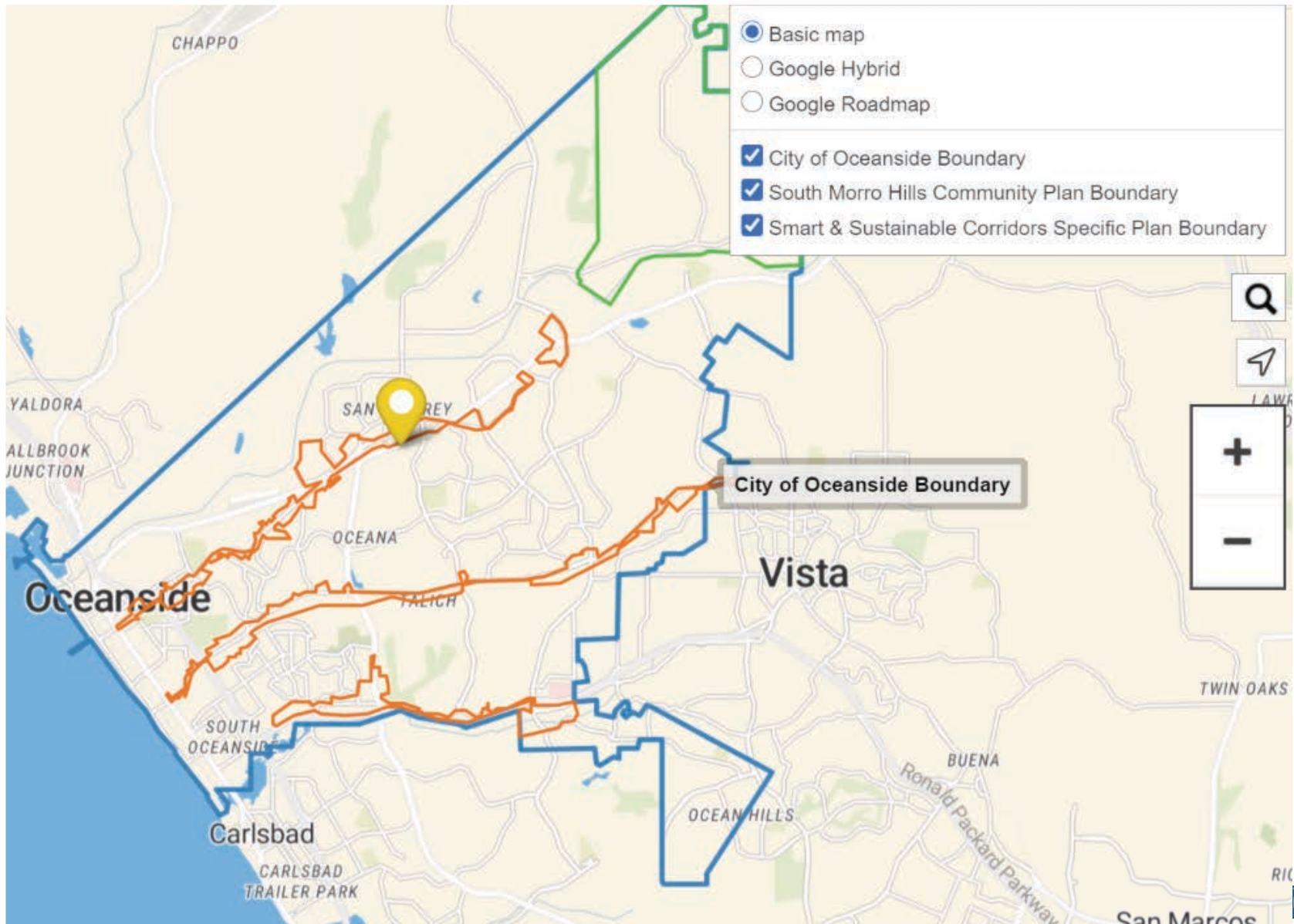
# **MAPTIONNAIRE**



# MAPTIONNAIRE ACTIVITY

- **Activity duration:** 15 minutes. Timer will be visible
- We will be commenting on **where** you would like to see new housing in the future
- We will be using the online platform **Maptionnaire**. The link will be shared in the Zoom chat.
- **No sign-up/registration or downloading is required to participate**

# TUTORIAL



# **SMALL GROUP DISCUSSIONS**

# SMALL GROUP DISCUSSIONS

- Zoom Breakout Rooms
  - 10-12 participants per room
  - Each room will have a facilitator
- ~35 minutes for Discussion
- Reconvene for a Report-Back

# HOUSING CHALLENGES

Based on your experience, what are some of the main **challenges** residents face when trying to find access to housing options in Oceanside?

# HOUSING AFFORDABILITY/ACCESS

Do you have any recommendations on how to increase housing **affordability** or **access** to housing?

# HOUSING PROGRAMS

Are there any housing **programs** the City should be offering?

**REPORT BACK**



**NEXT STEPS**

# NEXT STEPS

## VISIONING PHASE

- Visioning Workshops Report
- Existing Conditions and Visioning Survey Reports Q1, 2021
- Public Review and Meetings: Draft Vision Q2, 2021

## HOUSING ELEMENT

- Draft Housing Element- HCD review Spring 2021
- Adoption Summer 2021

Sign up for project updates at [www.onwardoceanside.com/subscribe](http://www.onwardoceanside.com/subscribe)

# Thank you!

## For questions, please contact:

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