



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Affordable/In-Fill Housing and Sustainable Buildings Expedite Program

FORM DS-531
 DECEMBER 2011

Project Name:	PTS Number:
Project Address:	

If you are providing affordable housing (see Council Policy 600-27) and/or sustainable buildings (see Council Policy 900-14), the Development Services Department offers an expedited permit processing service. This expedite program utilizes a streamlined land development review process that is twice as fast as the standard permit process, cutting the permit process time in half and thereby providing direct financial savings for affordable housing and sustainable building developers. This expedite program is optional, and participation in the program requires supplemental fees (\$500 per housing unit) for discretionary approvals (see Information Bulletin 503).

Section 1 - Eligibility Requirements:

If you wish to enter into this expedite program, your project must meet the affordable housing and/or sustainable buildings eligibility requirements of either Council Policy 600-27 or Council Policy 900-14. Please identify on the checklist below how your project is eligible for this expedite program:

- A. Affordable For-Sale Housing:** The project sets aside at least 10 percent of the dwelling units for households with an income at or below 100 percent area median income (AMI).
- B. Affordable Rental Housing:** The project sets aside at least 10 percent of the dwelling units affordable to and occupied by households with an income at or below 65 percent AMI for a period of 55 years (read and sign section 3 below).
- C. Affordable Condominium Conversions:** The project sets aside at least 5 percent of the dwelling units for households with an income at or below 100 percent AMI; or the project sets aside all of the units for households with an income at or below 80 percent AMI.
- D. Sustainable Development Projects:** The project meets the sustainable building requirements established under City Council Policy 900-14.

Section 2 - Commitment Requirement:

By my signature below, I hereby request expedited permit processing through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, and agree to provide the affordable and/or sustainable development components indicated in the checklist above. I acknowledge that if I elect to withdraw either the affordable or sustainable component from the project, my project will be removed from the expedite program, my application will be expired, expended monies will not be refunded, and I will be required to resubmit a new application and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

_____	_____	_____
APPLICANT'S (PRINT) NAME	SIGNATURE	DATE

Section 3 - For-Rent Affordable Housing Projects:

I acknowledge that I am voluntarily providing on-site affordable rental units, and that to ensure compliance with the Costa-Hawkins Rental Housing Act, I am requesting that the City provide specific regulatory incentives and/or concessions that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations ("development incentives"). I further acknowledge that I will enter into a contract with a public entity, which may include the San Diego Housing Commission, providing for affordable units as referenced in B above. The contract shall comply with the requirements of the Inclusionary Implementing and Monitoring Procedures Manual. I agree to execute the public agency contract in consideration of my receipt of development incentives.

_____	_____	_____
APPLICANT'S (PRINT) NAME	SIGNATURE	DATE