



Fiscal Year 2023 CAPER

Attachment 4: Fair Housing Report

FAIR HOUSING ACTION PLAN TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE

City of San Diego - FY2023

A. Regional Impediments Continued from 2020 AI

The regional impediments identified below are built upon prior analyses, present recommended actions to address City and regional impediments to Fair Housing choice and highlight accomplishments for Fiscal Year 2023.

1. Lending and Credit Counseling

Impediment #1:

Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

Recommended Actions:

Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.

Proposed Investment: The San Diego Housing Commission includes support for the Reinvestment Task Force in its annual budget process.

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
Reinvestment Task Force	4 quarterly public meetings, 3 financial education or homeownership events co-hosted with and by partners	In FY 2022-23, the RTF held four quarterly public meetings and hearings focused on innovative financing for low-cost mortgages and construction of middle-income housing, Special Purpose Credit Program mortgages, and funding programs for minority entrepreneurs, among many other topics; co-hosted 3+ virtual financial education and/or homeownership events; surveyed its member banks about their prior year reinvestment activity, analyzed the findings, and reported them out at an RTF public meeting; celebrated receiving a national three-year, \$7.5 million Wells Fargo grant to reduce the regional racial homeownership gap and increase homeownership among San Diego County's residents of color; and began implementation of the Wells Fargo grant by re-convening the BIPOC Homeownership Equity planning group, detailing a technical implementation plan, and launching the first products and services under the strategic plan, including a new down payment assistance product.

2. Overconcentration of Housing Choice Vouchers

Impediment #2:

Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use has occurred.

Recommended Actions:

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase outreach and education through the fair housing service providers, regarding the State's new Source of Income Protection (SB329 and SB222), defining Housing Choice Vouchers as legitimate source of income for housing. These new laws went into effect January 1, 2020.

Proposed Investment:

- City of San Diego activities are included in the City's current Fair Housing Service Provider contract.
- San Diego Housing Commission activities are included in its annual budget approved by the Board of Commissioners and the Housing Authority of the City of San Diego.

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
San Diego Housing Commission	<p>1. SDHC's Choice Communities initiative provides families that receive rental assistance with more flexibility to choose to live in neighborhoods that offer more opportunities for transportation, schools, and employment. Section 8 Housing Choice Voucher (HCV) households moved to neighborhoods identified as Choice or Enterprise communities through this initiative.</p> <p>2. Under the Mobility Counseling Program, SDHC assists with pre- and post-moving counseling, housing search assistance, security deposit loans and guidance about neighborhood features for families moving to Choose or Enterprise Communities as tools to promote mobility into neighborhoods that offer more employment and education opportunities.</p>	<p>1. Choice Communities</p> <ul style="list-style-type: none"> 1,622 HCV households moved to Choice or Enterprise communities. <p>2. Mobility Counseling</p> <ul style="list-style-type: none"> 245 families received a total of \$510,451 in Security Deposit Loan Assistance In FY23, Mobility Counselors assisted 769 households. <p>3. Landlord Partnership</p> <ul style="list-style-type: none"> \$630,500 was paid to landlords in leasing incentives to secure 1,261 units for HCV households. \$37,781 was paid to landlords from the landlord Assurance Fund

	<p>3. Landlord Partnership Program (LLP) continues to provide incentives to attract new and retain existing property owners to the Section 8 Housing Choice Voucher Program. Incentives include a \$500 incentive for leasing a rental unit to a Section 8 Housing Choice Voucher household, access to a landlord assurance fund for coverage of damages and rent due that may exceed the security deposit up to a maximum of \$3,000, and a move flexibility fund that covers overlapping rents as a tenant moves from one unit to another. The LPP offers a team of dedicated staff including a Landlord Liaison to assist the property owners and tenants through the leasing process.</p>	<ul style="list-style-type: none"> • \$4,512 was paid to landlords from the Move Flexibility Fund
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3. Housing Options

Impediment #3:

Housing choices for special needs groups, especially persons with disabilities, are limited.

Recommended Actions:

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to address the following pursuant to new State laws:
 - Low Barrier Navigation Center (AB101)
 - Supportive Housing (AB139)
 - Emergency Shelter for the Homeless (AB139)
 - Accessory Dwelling Units (Abs 68, 671, 881, and 587 and SB13)
 - Specific actions by Jurisdictional is listed in the AI Impediments – Public Policies.

- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements.
- Encourage inter-departmental collaboration

Proposed Investment:

- The City of San Diego and the Housing Commission will continue to allocate resources annually to homelessness programs that aim to permanently house persons and families experiencing homelessness, ensuring alignment with the City of San Diego's Community Action Plan on Homelessness.
- The City of San Diego and the Housing Commission will continue to invest in the development of permanent supportive housing units to meet the housing needs of persons with disabilities.
- City of San Diego General Plan Maintenance Fees

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
San Diego Housing Commission (SDHC)	<ol style="list-style-type: none"> SDHC uses MTW flexibilities and strategies to increase housing choice in San Diego by expanding its Project-Based Voucher (PBV) program. PBVs are a component of SDHC's Housing Choice Voucher (HCV) program where rental assistance is attached to a specific unit and/or project instead of to an eligible assisted family. The American Rescue Plan Act (ARPA) of 2021 appropriated federal funding for new incremental emergency housing vouchers. The Emergency Housing Voucher (EHV) Program provides tenant-based rental assistance to assist families who are: experiencing homelessness; at risk of experiencing 	<ol style="list-style-type: none"> In FY23, SDHC committed 308 Project-Based Housing Vouchers (PBV) through the HomeKey 3.0 NOFA and the competitive Notice of Funding Availability (NOFA) process to projects that serve households with low income and/or experiencing homelessness. These projects are still undergoing due diligence and if accepted, an application for competitive state HomeKey funds will be submitted. The following Project-Based Voucher (PBV) properties completed construction and were leased up in FY23: <ul style="list-style-type: none"> Orchard at Hilltop – 25 units for low-income families Amanecer – 10 units for homeless veterans Tizon – 44 units for low-income seniors The Helm – 32 units for low-income families Milejo Village – 64 units for homeless families In FY23, SDHC committed 40 Sponsor-Based Vouchers. In FY23 SDHC received an award of 21 Emergency Housing Vouchers (EHV)

	<p>homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; and recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability.</p> <p>3. The HUD-VASH (Veterans Affairs Supportive Housing) Program combines HUD housing choice voucher rental assistance with case management and clinical services provided by Department of Veterans Affairs at its medical centers and in the community.</p>	<p>3. In FY23 SDHC received an award of 25 Veterans Affairs Supportive Housing (VASH) Vouchers</p>
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City Staff	Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to increase accessible housing options.	<p>The City of San Diego's Housing Accessibility Program encourages residential development that incorporates accessible design features to meet the needs of as many users as possible. The intent of the program is to reduce the potential for occupants to be displaced from their homes due to a disability, to allow those persons to visit neighboring dwelling units, and to increase the number of accessible dwelling units in the local housing supply that meet long term housing needs by offering incentives that facilitate this type of accessible design.</p> <p>The Housing Accessibility Program was previously known as the Voluntary Accessibility Program and amended as part of the Housing Action Package 1.0. The proposed amendments would offer incentives of multiple dwelling unit residential structures up to 5 stories in height that provide an elevator to all stories, as well as multi-story townhomes or duplexes that meet the California Building Code's accessibility requirements and provide an accessible bathroom, bedroom, and living area on an accessible route. In December 2021, the accessibility regulations were presented to the City's Planning Commission and received a recommendation to the City Council to approve the regulations. City Council amended the program in the spring of 2022. The amendments became effective in FY2022.</p> <p>As part of the Housing Action Package 2.0 (HAP 2.0), the City of San Diego's City Planning Department is proposing an Accessible Accessory Dwelling Units (ADU) Home Incentive. The Incentive aims to enable the development of additional ADUs throughout the City in a streamlined, cost-efficient manner. The existing ADU Home Density Bonus Program allows one additional ADU for every ADU on the premises deed restricted as affordable to very low-income, low-income, and moderate-income households. While the ADU Home Density Bonus Program offers incentives for developing affordable housing options throughout the city, it does not address ADU accessibility. Few residential options exist for San Diegans with disabilities throughout the city. Amending the ADU Home Density Bonus Program will incentivize the production of new, ADA accessible, accessory dwelling units. The amendments will allow the following:</p>
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		<ul style="list-style-type: none"> • Allow one additional market rate ADU home if a residential development includes one ADA accessible ADU home; and • Allow the development to be eligible for the ADA accessible ADU home incentive if the project includes at least two deed restricted affordable ADU homes. <p>The HAP 2.0 will be presented to the City’s Planning Commission in the summer of 2023. It is anticipated that the City Council will review and approve the Package by the end of 2023.</p>
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4. **Enforcement**

Impediment #4:

Enforcement activities are limited.

Recommended Actions:

- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.

Proposed Investment:

Included in the City of San Diego’s current Fair Housing Services contract.

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
Legal Aid Society of San Diego, Inc.	Conduct 25 random, paired fair housing tests and complaint-based test to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	Conducted 52 paired housing tests centered around source of income.
Legal Aid Society of San Diego, Inc.	Accept, investigate, and follow-up on all fair housing complaints received.	<ul style="list-style-type: none"> • 1,881 fair housing inquiries were received. • 152 unduplicated investigations were implemented. • 105 unduplicated investigations were resolved. 47 are still pending resolution.

5. Outreach and Education

Impediment #5:

Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

Recommended Actions:

- Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.
- Involve neighborhood groups and other community organizations when conducting outreach and education activities.
- Include fair housing outreach as part of community events.

Proposed Investment:

Included in the City of San Diego's current Fair Housing Services contract.
Partnership with the San Diego Regional Alliance for Fair Housing (SDRAFFH)

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
City of San Diego	Provide educational materials	<p>Translated an existing PSA into Spanish to promote fair housing. The translated PSA and the English version were aired on the City TV and on Cox Communications during fair housing month. The PSAs are also available on our website and YouTube channel.</p> <p>Distributed one fair housing newsletter, “Practice Fair Housing” that is posted on the Fair Housing Webpage and distribute throughout the community.</p>
Legal Aid Society of San Diego, Inc.	Provide educational materials	<p>Distributed 5,490 multilingual informational brochures were distributed, via electronic, as follows:</p> <ul style="list-style-type: none"> English: 2,745 Spanish: 2,745
Legal Aid Society of San Diego, Inc.	Provide a minimum of two presentations or workshops on fair housing rights to include education on the State’s new source of Income Protection.	<p>54 fair housing trainings were conducted for home seekers, homebuyers, and tenants; 619 people attended trainings. Workshop highlights include:</p> <ul style="list-style-type: none"> Fair housing education workshops were conducted for Housing Choice voucher recipients. Conducted in English and Spanish. Monthly Fair Housing webinars were held for residents. “Free Fair Housing Training for Housing Providers” was provided virtually to rental property owners and managers; 57 people attended, and; Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 49 people attended.
SDRAFFH Partnership	Host an annual Fair Housing Conference that promotes Fair Housing Education to the Community	<p>The City continues to support the San Diego Regional Alliance for Fair Housing (SDRAFFH). The mission of the SDRAFFH is to be the leading Fair Housing advocate in the San Diego region. The organization works to eliminate housing discrimination and ensure equal housing opportunity for all people through leadership, education, outreach, public policy initiatives, advocacy, and enforcement. The City worked with SDRAFFH and the San Diego Housing Federation to hold its seventh annual conference: “Crashing through Hidden Barriers to Fair Housing”. The conference was held as a webinar. The conference keynote</p>

		speaker was M. Nolan Gray, Research Director, California YIMBY and author of <i>Arbitrary Lines</i> . There were 176 people in attendance.
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6. Racial Segregation and Linguistic Isolation

Impediment #6:

Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.

Recommended Actions:

- Diversity and expand the housing stock to accommodate the varied housing needs of different groups.
- Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.

Proposed Investment:

General Funds, General Plan Maintenance Fees, and SDHC activities are included in its annual budget approved by the SDHC Board of Commissioners and the Housing Authority of the City of San Diego.

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
City Staff	Diversity and expand the housing stock to accommodate the varied housing needs of different groups.	<p>In early 2023, the City of San Diego adopted the Sustainable Development Area (SDA). The Sustainable Development Area (SDA) has significantly enhanced the City of San Diego's ability to identify areas eligible for local housing development incentive programs. Adopted in early 2023, as part of the City of San Diego's 2022 Land Development Code Update, the SDA provides a new methodology based upon walking distance to geographically delineate areas within the City that qualify for specific housing development incentive programs. Previously, the City utilized the Transit Priority Area (TPA) to identify locations that qualified for these programs. The SDA closely aligns with the City's Climate Action Plan (CAP) goals and ensures that the City's incentive programs facilitate the creation of homes in areas with convenient access to high quality transit.</p> <p>The distinct, localized, benefits of the SDA methodology became apparent through new data availability. Based upon state law, the TPA serves as a high-level definition that measures areas located near transit by a 0.5-mile straight line distance, rather than walking distance. The areas eligible for the City's housing development incentive programs were initially based upon the TPA definition, as data illustrating the areas of the City that were within a close walking distance to transit was not readily available. As reliable walking distance data that accounted for physical barriers, such as freeways and steep hillsides, became available for interpretation, it enabled the City to develop a more informed approach to measuring an area's access to transit. The SDA emerged because of this effort.</p> <p>Affirmatively furthering fair housing is inherent to the SDA. By utilizing a 1.0-mile walking distance from a major transit stop in areas designated as Highest and High Resource Opportunity Areas by the California Tax Credit Allocation Committee (CTCAC), the SDA expands the areas eligible for the City's housing development</p>

		<p>incentive programs including the Complete Communities Housing Solutions and Accessory Dwelling Unit Home Density Bonus programs. Both programs allow for additional affordable housing development in areas with greater economic and educational opportunities as well as in areas less burdened by environmental challenges.</p> <p>The SDA definition improves upon the TPA by identifying walkable areas that are more closely aligned with transit accessibility. It innovatively expands the areas that are eligible to receive housing development incentives, while, simultaneously, affirmatively furthering fair housing and providing more opportunities for walking, rolling, and biking to transit. In total, the SDA adds approximately 5,200 developable acres that are newly eligible for the City's housing development incentive programs.</p> <p>In early 2023, the City proposed the Housing Action Package 2.0. The HAP 2.0 aims to implement state law to allow for the construction of additional new homes near transit, provide protection to existing residents, and increase the supply of land available for new home development. This initiative will incentivize and promote new home opportunities across the city that San Diegans of all income levels can afford. The HAP 2.0 includes proposed Land Development Code amendments that will:</p> <ul style="list-style-type: none"> • Implement Assembly Bill 2097 locally. The proposed implementation will remove parking minimums from properties within Transit Priority Areas (TPAs). AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on a residential, commercial, or other development projects if the project is located within one-half mile of a major transit stop. • Develop an accessible ADU Incentive by amending the ADU Home Density Bonus Program. • Implement The California Department of Housing and Community Development's (HCD) recommendations regarding Junior Accessory Dwelling Units (JADUs) through minor code revisions.
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		<ul style="list-style-type: none"> • Promote the preservation of affordable homes and protect residents from displacement caused by development through the creation of anti-displacement measures. • Provide opportunities to develop family homes and middle-income homes through the Complete Communities Housing Solutions program. • Encourage the development of new homes in areas with specific land uses that are not compatible with nearby residential areas. Disallows continuation of specific uses on premises adjacent to residential uses that are currently zoned to allow residential uses and creates additional incentives for redevelopment. • Provide public agencies greater flexibility in developing homes on publicly owned land by increasing allowed densities and allowing affordable homes development on premises zoned as commercial or residential. • Encourage the creation of Single Room Occupancy hotel units through new density bonus incentives and amendments to existing programs. • Allow the development of student homes through private-dorm style developments in transit-rich areas and near universities, and promote deed-restricted affordable homes for students through expanded density bonuses. <p>The HAP 2.0 will be presented to the City's Planning Commission in the summer of 2023. It is anticipated that the City Council will review and approve the Package by the end of 2023.</p>
City Staff	Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.	<ul style="list-style-type: none"> • SDHC status: SDHC's current Language Access Plan (LAP), issued on July 1, 2021, remained in effect in CY2022. The public and program participants are notified of the availability of free language assistance services via brochures, postings in accessible areas, and community and public notices. Spanish and Vietnamese speaking populations are the LEP groups with the most frequent contact with SDHC programs. Language assistance measures in place include written translation of documents, including Vital Documents critical to accessing services and programs, in Spanish and

		<p>Vietnamese. Translation of documents into Tagalog, Chinese and Somali continued to be completed as funds were available. Other language assistance measures are oral translation, hiring & retention of bilingual staff, interpretation services and sign language interpretation.</p> <ul style="list-style-type: none"> • City Planning Department status: To increase the reach and availability of information to the City's diverse residents and communities, and to better assist community members in need of translation and interpretation services, the City Planning Department started broadly advertising translation and interpretation services in 2022 for non-English speaking community members. A graphic call-out written in the top five most-spoken non-English languages in San Diego (Spanish, Tagalog, Mandarin Chinese, Vietnamese and Korean) was posted on each City Planning Department webpage, linking to information about how to request these services. An email inbox to receive the translation and interpretation services request forms from members of the public were created, as well as an internal procedure to receive, review and process the translation and interpretation services requests in a timely manner. The City Planning Department also created a translation and interpretation guide for all staff in 2022, detailing best practices and minimum standards for translation and interpretation as well as the procedures to request these services from the Department's translation vendors. • Economic Development Department status: When developing the five-year Consolidated Plans (last updated in June 2019), the department's Community Development Department engaged City residents in the language groups with the highest LEP rates: Spanish, Tagalog, Vietnamese, Mandarin, and Arabic. The Division's Citizen Participation Plan also commits to holding at least one community consultation session annually in one of the most common non-English languages spoken locally, and to providing interpretation of English-language events and hearings upon request.
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			<ul style="list-style-type: none"> Office of the City Clerk: Language access has been improved for City Council agendas, with participation instructions now provided in Arabic, Chinese, Spanish, Filipino/Tagalog, Japanese, Korean, Laotian, and Vietnamese. These instructions include how to request translation and interpretation services via telephone and email.
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B. Jurisdiction-Specific Impediments Continued from 2020 AI

The following jurisdiction-specific impediment was identified from prior analyses and the recommended action was modified to reflect current conditions, feasibility, and past efforts.

1. Public Policies

Impediments:

Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.

Recommended Actions:

Modified various land use policies to reflect current conditions, feasibility, and past efforts. Potential zoning amendments needed are Density Bonus, Accessory Dwelling Units, Transitional/Supportive Housing and Farmworker Employee Housing.

Proposed Investment:

General Funds

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2023 Accomplishments
City Staff	Amend Zoning Ordinance, as necessary.	<p>The City of San Diego continues to amend zoning regulations to align with state law and incentivize the creation of new homes. Each year, the City identifies opportunities to modify the code to provide more certainty and flexibility in the project application and permitting approval process. The 2022 Land Development Code Update included all State legislative changes to ensure local consistency with State requirements and to minimize conflicts with and reduce redundancy between codes. The 2022 comprehensive Land Development Code Update was adopted in February of 2023.</p> <p>The 2022 Land Development Municipal Code Update included 84 amendment items. The proposed amendments address the following: (1) align policy with the City's climate, equity, and housing goals, (2) regulatory reform, (3) compliance with state law, (4) corrections and (5) clarifications. The following significant housing related amendments were included in the 2022 Land Development Code Update:</p> <ul style="list-style-type: none"> • <u>New Definition of a Sustainable Development Area (SDA)</u> Created a new definition for geographic designation for certain housing programs that currently use the geographic area defined as a Transit Priority Area (TPA) in San Diego Municipal Code Section 113.0103. This new geographic designation was intended to align with the City's Climate Action Plan (CAP) goals to ensure that the City's home development incentive programs focus development in areas have convenient access to high quality transit and safe and enjoyable walking, rolling and biking options for moving around. Locating new homes near transit where people are more likely to have lower rates of vehicular travel is a key component identified within Strategy 3 of the City's CAP. • <u>Development Permit Utilization - Type 1 Construction</u>

		<p>Extended the utilization timeline for development permits for Type 1 Construction from 36 to 48 months. Type 1 Construction consists of structures (typically high-rises) constructed of concrete and protected steel and due to its more complex nature, more time for utilization is appropriate.</p> <p><u>Residential Base Zones - Maximum Floor Area Ratio (FAR)</u></p> <p>Updated tables for multifamily residential base zones to specify that the maximum Floor Area Ratio (FAR) standard for housing development projects that consists of 3 to 7 homes is no less than 1.0 FAR and 8 to 10 homes is no less than 1.25 FAR. Additionally, added a footnote that historic districts or property included on the State Historic Resources Inventory are not subject to the new maximum floor area ratios and the existing floor area ratios would apply. This was consistent with Senate Bill 478 (Weiner, 2021) which required minimum and maximum floor area ratio for developers within multifamily residential base zones that consist of 3 to 10 homes.</p> <ul style="list-style-type: none"> • <u>Complete Communities Housing Solutions – Definitions</u> Aligned the definition of a Community of Concern with the San Diego Climate Equity Index so it includes Moderate Opportunity Areas as identified by the State of California. The definition previously stated it only applies to communities with low and very low access to opportunity. Under Complete Communities Housing Solutions, communities of concern have additional anti-displacement provisions and require two community workshops on the development designs. • <u>FAR Bonus Programs</u> Allowed for the stacking of CCPDO FAR bonus program incentives, similar to what was allowed in the Citywide base zones and regulations.
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		<ul style="list-style-type: none"> • <u>Affordable Housing on Underutilized Properties</u> Added a provision to the existing affordable home density bonus regulations in the CCPDO to further incentivize affordable homes on underutilized sites. • <u>Update Existing Downtown Three-Bedroom Incentive Regulations</u> Enhanced the existing CCPDO Three-Bedroom Incentive Program to further incentivize projects to include higher percentages of homes for families with children and intergenerational families. <p>In early 2023, the City proposed the Housing Action Package 2.0. The HAP 2.0 aims to implement state law to allow for the construction of additional new homes near transit, provide protection to existing residents, and increase the supply of land available for new home development. This initiative will incentivize and promote new home opportunities across the city that San Diegans of all income levels can afford. The HAP 2.0 includes proposed Land Development Code amendments that will:</p> <ul style="list-style-type: none"> • Implement Assembly Bill 2097 locally. The proposed implementation will remove parking minimums from properties within Transit Priority Areas (TPAs). AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on a residential, commercial, or other development projects if the project is located within one-half mile of a major transit stop. • Develop an accessible ADU Incentive by amending the ADU Home Density Bonus Program. • Implement The California Department of Housing and Community Development's (HCD) recommendations regarding Junior Accessory Dwelling Units (JADUs) through minor code revisions. • Promote the preservation of affordable homes and protect residents from displacement caused by development through the creation of anti-displacement measures.
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		<ul style="list-style-type: none"> • Provide opportunities to develop family homes and middle-income homes through the Complete Communities Housing Solutions program. • Encourage the development of new homes in areas with specific land uses that are not compatible with nearby residential areas. Disallows continuation of specific uses on premises adjacent to residential uses that are currently zoned to allow residential uses and creates additional incentives for redevelopment. • Provide public agencies greater flexibility in developing homes on publicly owned land by increasing allowed densities and allowing affordable homes development on premises zoned as commercial or residential. • Encourage the creation of Single Room Occupancy hotel units through new density bonus incentives and amendments to existing programs. • Allow the development of student homes through private-dorm style developments in transit-rich areas and near universities, and promote deed-restricted affordable homes for students through expanded density bonuses. <p>The HAP 2.0 will be presented to the City's Planning Commission in the summer of 2023. It is anticipated that the City Council will review and approve the package by the end of 2023.</p>
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