






HOUSING SOLUTIONS

Housing Solutions is an optional affordable housing incentive program that will provide new affordable and market rate housing near transit; preserve existing affordable rents; and establish a new way to fund neighborhood amenities. It will also set aside resources for preserving affordable housing and investing in active transportation and park amenities within the City's Communities of Concern.



Through the efforts of local officials and advocates, the CASA act was signed into state law in October 2018, encouraging the formation of new housing incentive programs. Recognizing this opportunity, the City began working on Housing Solutions as part of the larger Complete Communities Plan in January 2019. The first draft of Housing Solutions was released in December 2019 at the Land Use & Housing Committee. The City conducted extensive outreach to engage community members to identify priorities for their neighborhoods and quality of life for all San Diegans. The participants provided substantial and meaningful recommendations that are incorporated into the Housing Solutions plan.

HOUSING SOLUTIONS: Key Program Improvements

 PROGRAM FEATURES	 COMMUNITY FEEDBACK	 HOUSING SOLUTIONS DRAFT PLAN 2020
SIGNIFICANTLY INCREASED AFFORDABLE HOUSING REQUIREMENTS	Require more affordable housing Build all affordable units on-site Prohibit short-term vacation (STVR) or visitor rentals (less than 30 consecutive days)	Doubled the percentage of required affordable housing (20% to 40%) Created more housing for people at lower income levels (15% at 50% AMI, 10% at 60% AMI, and 15% up to 120% AMI) Provided incentives and fee waivers for development projects with 100% affordable units Required all affordable units be constructed on-site New development cannot include STVR or visitor rentals
CITY'S STRONGEST ANTI-DISPLACEMENT MEASURES	Prevent displacement and ensure neighborhood residents benefit from program	Provides relocation and replacement housing benefits Right-to-return granted to existing tenants 75% of affordable units within projects reserved for residents within Communities of Concern Affordable housing rented by a lower income household (in the past seven years) must be included in project
PROVIDE NEIGHBORHOOD INVESTMENTS	Fund neighborhood infrastructure and affordable housing preservation	New fees will be collected for neighborhood investments 75% of the funds used to preserve existing affordable housing and neighborhood amenities in Communities of Concern 25% of the funds used for neighborhood amenities adjacent to the new affordable housing project
LOCATION AND DESIGN REQUIREMENTS	Protect coastal height limits Transition between high density and low density areas Require additional community input when high-rise developments are proposed Encourage more development in the areas best served by transit	Preserves the existing height limits in coastal areas Excludes parcels in lower density multi-family or mixed-use zones Includes height protections near single family zones Density limits in coastal areas reduced by over 35% (FAR 4.0 to 2.5) Reduced density levels outside of major employment centers (8.0 to 6.5 FAR) Structures over 95 feet in height will require more stringent permit review (discretionary), and decisions will be appealable to the Planning Commission and/or the City Council Projects closer to high-use transit and major employment centers may build more units through this program
ENHANCED ENGAGEMENT	Require additional outreach to vulnerable communities	Developments within Community of Concern will have a minimum of two public workshops
PROGRAM MONITORING	Prevent gentrification in vulnerable communities from overbuilding	Program includes annual monitoring Program will automatically sunset within Communities of Concern if housing reaches 80% of the area planned capacity