



## Housing Affordability & Safety Working Group

Thursday, December 10, 2020 | 3:00 PM – 4:30 PM (Via Zoom)

**Housing Affordability Goal:** To increase access to affordable housing options

**Safety Goal:** To make a priority of safety in the San Diego Promise Zone

**In Attendance:** Circulate San Diego, City of San Diego Economic Development Department, City of San Diego Parks and Recreation Department, City of San Diego Planning Department, County of San Diego Health & Human Services, Cox Communications, CSA San Diego, County Cyber Ed Consulting, Home Start, Inner City Athletic Program, Jackie Robinson YMCA, The League of Amazing Programmers, Legal Aid Society, Malcom X/ Valencia Park Library, Regional Taskforce on the Homeless, San Diego Association of Governments, San Diego for Every Child, San Diego Futures Foundation, San Diego Habitat for Humanity, San Diego Workforce Partnership, South Bay Community Services, and Urban Corps of San Diego County

### Meeting Minutes:

#### Complete Communities Housing & Mobility Update ([Link](#))

*Brian Schoenfisch & Heidi Vonblum, City of San Diego Planning Department*

#### Housing:

- Density Bonus Program: New opt-in affordable housing incentive program and has the city's strongest affordable housing requirements for any mixed income development. Incentive program includes the construction of new affordable homes, preservation of existing home, and comprehensive and equitable investments in neighborhood amenities.
- Housing Targets: 108,000 units for the next 8-year cycle. Need to triple annual housing production, especially very low, low, and moderate income
- Program Incentives: Expedited permitting, floor area ratio (FAR)-based height, FAR-based density, affordable housing incentives & waivers, right-sizing the development impact fee (DIF)
  - FAR incentives encourages smaller and more affordable housing units.
  - DIF is generally more advantageous to more expensive unit development, so right-sizing the fee will help with affordable housing.
  - Fees will be waived for micro-units (500 squares or less).
- Requirements: Location in transit supportive areas, build affordable housing, replace existing affordable units, add neighborhood amenities, and meet design requirements

- Anti-displacement: Relocation assistance, right of first refusal, and priority preference within Communities of Concern (75%, which is the strongest requirement in the country vs. Other top cities SF and NY)
- Adding and preserving affordable housing: Provide 15% of base units at 50% area medium income (AMI) and 15% of base units at 120% AMI. Aging NOAH units must be replaced with new deed-restricted units
- Equity and neighborhood enhancements: 50% of funds collected will be spent within Communities of Concern. Examples of past neighborhood enhancements include Martin Luther King Heritage Street in Encanto, which cost \$250,000 and the Chicano Park Skate Park, which cost \$50,000. Both projects were possible through collaboration with Urban Corps in San Diego
- The City Planning Department partnered with Yes In God's Backyard (YIGBY) to tailor regulations and provisions for nonprofit organizations.
- In response to an increase in vacant retail and office spaces currently due to the pandemic, the City will repurpose these spaces into affordable housing units.
- While child care is not a specific incentive, it is indirectly included when other incentive programs are layered.

### **Mobility:**

- Prioritizing investments in Communities of Concern: 50% or more funding will go towards Communities of Concern. Since the 1980s, less than 5% of all development impact fees have been spent in Communities of Concern.
- Program Components: Mobility choice regulations, land development manual amendments, active transportation in lieu fee (charged to new development located furthest from transit), and Vehicle Miles Traveled (VMT) calculator
- VMT: Mobility Zones development requirements are dictated by the calculated VMT, which is based on calculated number of trips and miles traveled in communities. Mobility Zones 1 and 2 are relatively efficient areas, which means they have less requirements and fees.
  - Mobility Zone 1: No requirements
  - Mobility Zone 2: Transit priority regions, additionally identified by the Climate Action Plans as having the greatest need for development. Requires on-site amenities to encourage transportation use.
- Active Transportation Investments located close to transit: Focused plan to reduce citywide VMT most efficiently- \$1 investment in closer transit yields 4x decrease in greenhouse gases New active transportation infrastructure delivered near transit stops and stations.

### **SAY San Diego: Crime Prevention Housing Program**

*Marsha Lyon, Social Advocates for Youth (SAY) San Diego*

- Crime-free Multi-housing (CFMH) three-phase process: Manager training, Crime Prevention through Environmental Design (CPTED) Inspection, and Certification Resident Engagement.
- Administered in partnership with the San Diego Police Department: The program fall under the Neighborhood Policing Division, which includes the Homeless Outreach Team, Neighborhood Policing Teams, and Crime Prevention Unit.

- Participation: 52 property owners and management companies participate in the program, including San Diego Housing Commission, HIP San Diego, ConAm Management, Community Housing Works, and RASnyder Property Management. There are 234 properties in some phase of the program and 142 properties are fully certified.
- CPTED: Dead bolts on all entry doors, 180-190 degree eye viewers on entry doors, anti-lift/slide devices on sliding doors and windows, 2"-3" screws in strike plates, proper trimming of trees and bushes, and adequate security lighting
- Provided Resident Resources: SAY San Diego's Family Self-sufficiency programs, Aging and Independence Services programs, disaster preparedness, directory of domestic violence facilities, and tools to prevent auto burglaries

### **Cox Communications: Digital Literacy & Partner Feedback**

*Adriana Mendoza & Cassandra Weinlein, Cox Communications; John Moffat, Cyber Ed Consulting*

- Cox Connect2Compete: Affordable internet program specific to households with at least one K-12 student and participate in a government assistance program. Internet plan begins with two free months of services followed by an internet rate of \$10/month. Even if a household has missed payments in the past, they are still eligible to participate in Connect2Compete as long as they have at least one K-12 student who is distanced learning.
- Cyber Ed Consulting: Conducts 70-90 minute in-school assemblies for students followed by same day assemblies for parents regarding internet safety. All assemblies are now virtual. Assembly content varies based on student age and are offered in both English and Spanish. Topics include protecting digital reputation, safe privacy settings, understanding different apps and websites, and more.
- Digital Literacy Partner Feedback for Cox
  - Partners recommend that rather than Cox creating a new digital literacy initiative to instead augment community-based organizations who are already working on digital literacy initiatives.
  - Cox works with many organizations in San Diego, but are interested in learning about other organizations to partner with. Partners recommended San Diego Youth Wil and the San Diego County Office of Education.

### **Grant Forecasting, Partner Updates, & Closing Remarks**

*Connor Lareau & Kelsey Baird, San Diego Promise Zone; Mary Baum, SAY San Diego*

#### **Grant Forecasting:**

- Shared Streets Pilot Program ([Link](#)):
  - Summary: Shared streets pilot projects are temporary roadway modifications that create safe and healthy spaces for people of all ages and abilities to bike or use other micro-mobility options (e.g., scooters, skateboards) while reducing vehicle miles traveled. Eligible projects include creating temporary bikeways or car-free zones in commercial corridors, closing or limiting through traffic on residential streets that connect to commercial corridors, and implementing temporary traffic measures or installing signage to support the project.
  - Closing Date: 03/05/2021

- Funding Awarded: \$5,000
  - Agency: San Diego Association of Governments
- Transitional Living Program- Forecasted ([Link](#))
  - Summary: The Purpose of this program is to implement, enhance, and support effective strategies for successful transition to sustainable living for runaway and homeless youth ages 16 to 22. Projects must provide safe, stable, and appropriate shelter for up to 18 months and, under extenuating circumstances, can be extended to 21 months and provide comprehensive services that support the transition of homeless youth to self-sufficiency and stable, independent living. Through the provision of shelter and an array of comprehensive services, TLP youth will realize improvements in four core outcome areas (i.e., safe and stable housing, education/employment, permanent connections, and social and emotional well-being).
  - Forecasted Open Date: 03/21/2021
  - Forecasted Closing Date: 05/20/2021
  - Funding Awarded: \$100,000- \$250,000
  - Agency: Department of Health and Human Services
- Affordable Housing and Communities Program ([Link](#))
  - Summary: The Affordable Housing and Sustainable Communities Program (AHSC) builds healthier communities and protects the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives.
  - Closing Date: 02/11/2021
  - Funding Awarded: \$1,000- \$30,000
  - Agency: California Strategic Growth Council

#### **Updates:**

- City of San Diego RFQ: Affordable Housing Developers ([Link](#)): This is the first time the City has released an affordable housing request for qualification (RFQ.) The amount of funding and the timing of their availability are uncertain, but it is anticipated there could be between \$30-\$50 million available to support the new construction of multifamily housing that will provide long-term affordability (55 years or longer).
- Jewish Family Services Hand Up Cars Program ([Link](#)): Helps credit-challenged parents access low-interest auto loans and financial education.

#### **Events:**

- San Diego Latino Health Coalition COVID-19 Education Community Session ([Link](#)): On Tuesday, December 15 from 5:00PM- 6:00PM, this community round table conversation will take place to gather input on family resources and positive parenting during the pandemic.
- RLA Training: Teaching Parents how to Support their Small Children at Home in the Times of COVID-19 ([Link](#)): On Friday, December 18 from 1:00PM- 3:00PM, Community Health Improvement Partners will lead an educational workshop for parents of young children.