



Mayor Kevin L. Faulconer

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# Mayor: Updated ‘Complete Communities’ Plan Bolsters Neighborhood Investments and Lifts Up Underserved Communities

## IMPROVEMENTS MADE FOLLOWING YEARS OF RESEARCH, ANALYSIS AND PUBLIC ENGAGEMENT ON FAULCONER’S PROPOSED PROGRAM FOR HOUSING & MOBILITY

San Diego – After years of development, analysis and public engagement, the City Council today overwhelmingly approved Mayor Faulconer’s “Complete Communities” – a plan that incentivizes housing near transit and connects San Diegans with safe and convenient mobility options.

“Complete Communities” prioritizes the City’s resources where the needs are greatest, with a requirement that significant investments in active transportation and neighborhood amenities be spent within the City’s Communities of Concern.

**“For far too long our underserved and minority neighborhoods have been neglected when it comes to new infrastructure,” Mayor Faulconer said. “We will now prioritize and reinvigorate those neighborhoods through this initiative because we cannot truly prosper as a city until every community is complete. Our ‘Complete Communities’ plan incorporates much of what our residents say they want – more housing near transit, more mobility options, and more public amenities like parks that strengthen a neighborhood. Now we have the ability to put those ideas into action and build a better future for all San Diegans.”**

“Complete Communities” is a package of initiatives intended to strengthen communities and neighborhoods for the future. The focus includes complementary planning strategies that would incentivize development near transit and help bring neighborhood benefits to accommodate a growing population.

**“We took the time to fully address the public comments we received, which was evident by the overwhelming support from the public speakers at today’s Council meeting,” said Mike Hansen, the City’s Planning Director. “We thank the public for engaging with us and we look forward to implementing this innovative program.”**

The Mobility Choices program focuses on delivering infrastructure improvements in Communities of Concern and achieving our Climate Action Plan goals.

The Housing Solutions program includes the City’s strongest affordable housing program for mixed-income projects and the City’s most protective anti-displacement and tenant protection policies. Housing Solutions also implements California’s Sustainable and Affordable Housing Act, or CASA, the legislation championed by City Council President Georgette Gómez, which allows cities and counties to offer floor-area ratio based affordable housing incentives within one-half mile of a major public transit stop.

**“I’m happy to have worked closely with community members and the Mayor on an initiative that helps shape a better way to uplift older communities that have been left behind,” said City Council President Georgette Gómez. “Complete Communities is a milestone program that recognizes inequities in San Diego; addresses our climate crisis by promoting smart, transit-oriented development; and creates more affordable housing. Today is a great day for San Diego’s future.”**

**Councilmember Scott Sherman said: “This bold, comprehensive ordinance will streamline incentives and result in an increase of desperately needed housing and parks in our communities. Future Councilmembers may need to tweak some aspects of this measure, but it takes us in the right direction.”**

**HOUSING SOLUTIONS:** 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. The incentives will include investments in neighborhood amenities, such as parks and plazas. The goal of the program is to add approximately 8,000 more homes per year, which is the delta between the RHNA allocation of 108,000 – approximately 13,500 units over the eight-year cycle – and our average annual housing production over the past five years of 5,500 per year. Key program features include:

- **Robust affordable housing requirements**
  - City’s strongest affordable housing requirements for mixed-income projects (40%)
  - Creates more housing for those in lower income levels (50% area median income)
  - Provides new incentives and fee waivers for development projects with 100% affordable units
- **Strongest anti-displacement measures in the region**
  - Provides relocation and replacement housing benefits
  - Right-to-return granted to existing tenants
  - Priority Preference within Communities of Concern reserves 75% of affordable units for surrounding residents
  - Existing naturally affordable housing rented by a lower-income household (in the past seven years) must be included in project.
- **Provide neighborhood investments**
  - New fees collected will be allocated 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**
  - 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
- **Enhanced engagement**
  - Requiring additional outreach to vulnerable communities
- **Program Monitoring**
  - Annual monitoring to prevent gentrification in vulnerable communities

**MOBILITY CHOICES:** Reducing greenhouse gas emissions through increased mobility options within communities. This component is aimed at connecting every San Diegan with safe and convenient mobility alternatives that can reliably connect them to jobs, shopping, services, neighborhood parks, open spaces and facilities. According to the SANDAG regional forecast data and estimated improvements for all land uses within different mobility zones, the forecasted maximum fee revenue projection from this program is approximately \$720 million, dependent on the level of new development of housing and non-residential development. Additional program features include:

- **Prioritizing investments in Communities of Concern**
  - Dedicating at least 50% of all funds collected to be spent solely in Communities of Concern, where investments are most needed
  - New incentives to construct additional investments in Communities of Concern
- **Tailoring state law to meet San Diego's Climate Action Plan goals**
  - Streamlined review process for development located closest to transit
  - Tailored plan to result in greatest reductions in greenhouse gas emissions with focused investments to serve the greatest number of City residents
- **Certainty in development process**
  - Vehicle miles traveled (VMT) calculator available for clear development requirements
  - Significantly streamlined environmental review
- **Active transportation investments located close to transit**
  - Focused plan to reduce citywide VMT most efficiently
  - New active transportation infrastructure delivered near transit stops and stations

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