

# ANNUAL HOUSING REPORT 2021

SD Planning

The City of San Diego's 2021 Annual Housing Report presents progress made in 2020 towards the City's housing production goals and initiatives. This report extends upon the City's Annual Housing Element Progress Report 2020 by providing an overview of progress made towards goals outlined in the current General Plan Housing Element. Data for this report has been compiled by Planning Department staff in coordination with the Development Services Department and the San Diego Housing Commission for annual reporting so that trends may become evident.

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#### On the cover

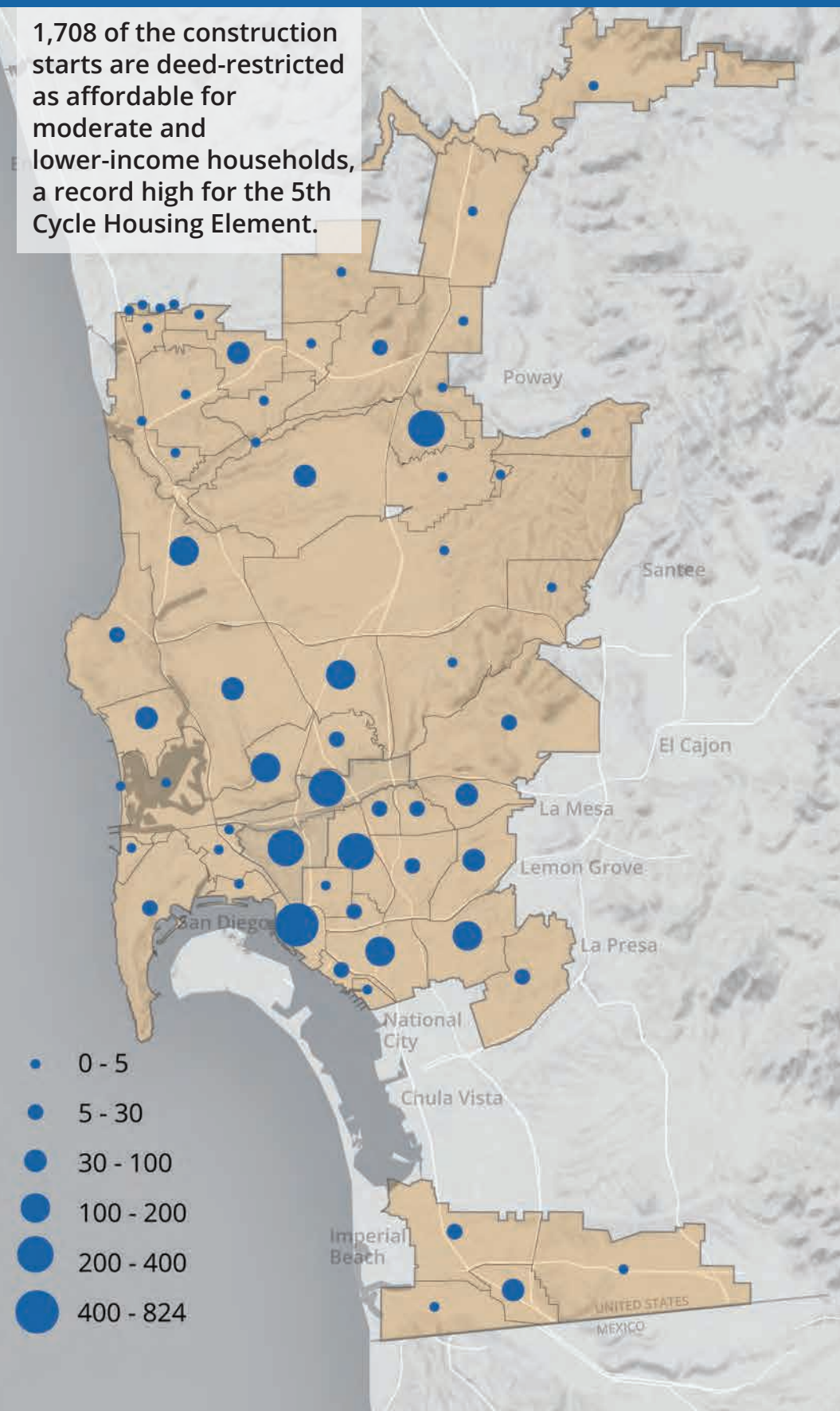
Photos on the cover are of Stella Apartments and Bluewater Apartments, recent affordable housing developments in Grantville. The 2015 Focused Plan Amendment for the area sparked new development interest in the community, resulting in new housing in an area served by high-quality transit.

Prepared for the City of San Diego by

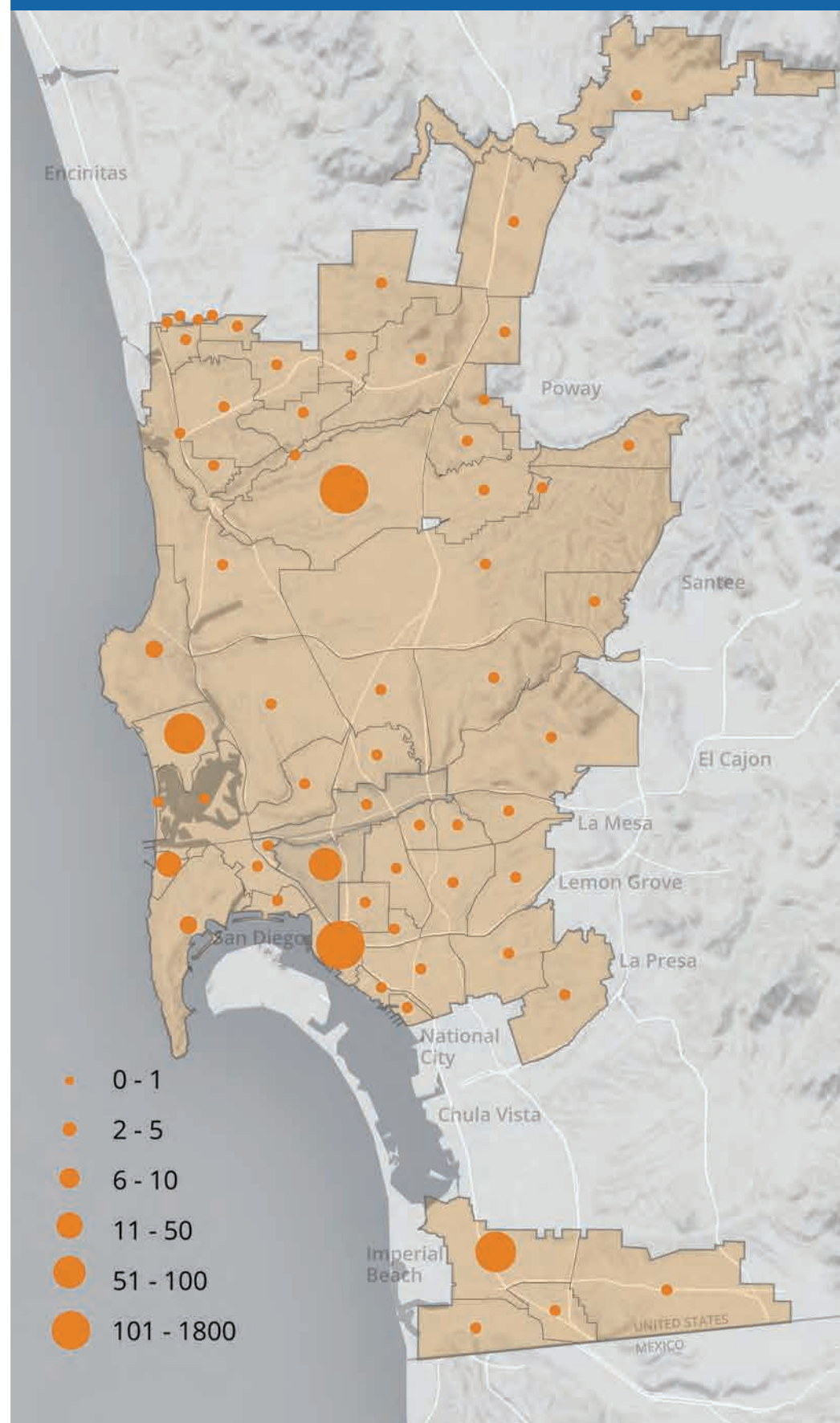
**DUDEK**

Construction starts in 2020 yielded 6,482 units, a 24.2 percent increase from 2019 numbers.

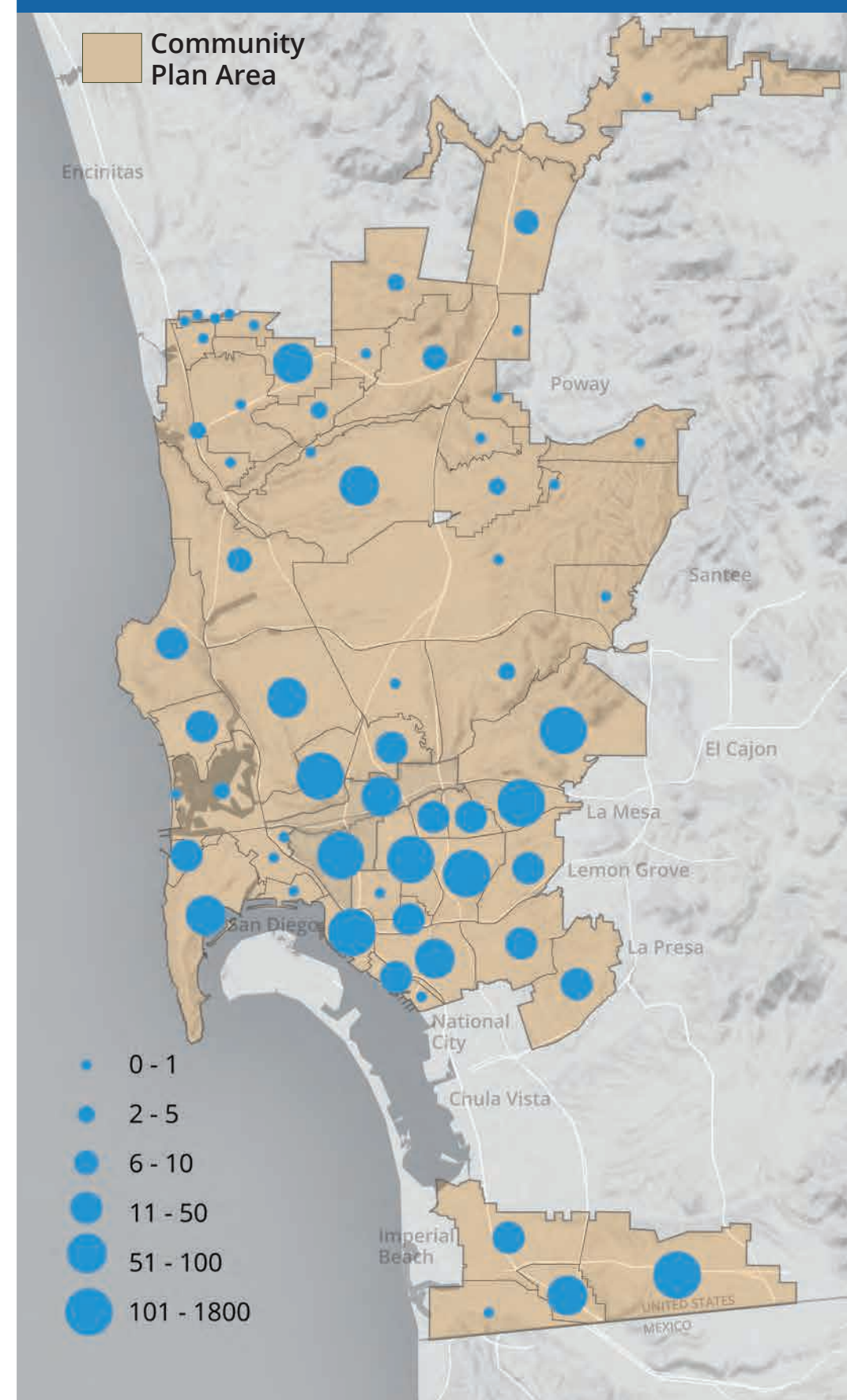
1,708 of the construction starts are deed-restricted as affordable for moderate and lower-income households, a record high for the 5th Cycle Housing Element.



The City also granted housing development discretionary permits for 2,069 units.



In 2020, the City received housing development applications for 3,398 units.



## Construction Starts 2010-2020



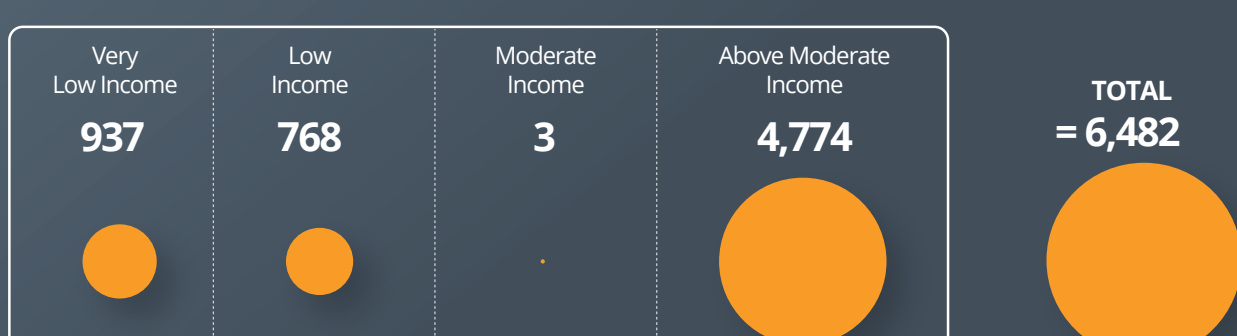
## Affordable Construction Starts 2010-2020



## Housing Unit Construction Starts

by Income Level

In 2020 new construction starts, measured by the number of building permits issued, increased from 2019 numbers. Construction starts in 2020 are the highest seen since 2016 and the second highest since 2010.



## Rehabilitated Units by Income Level

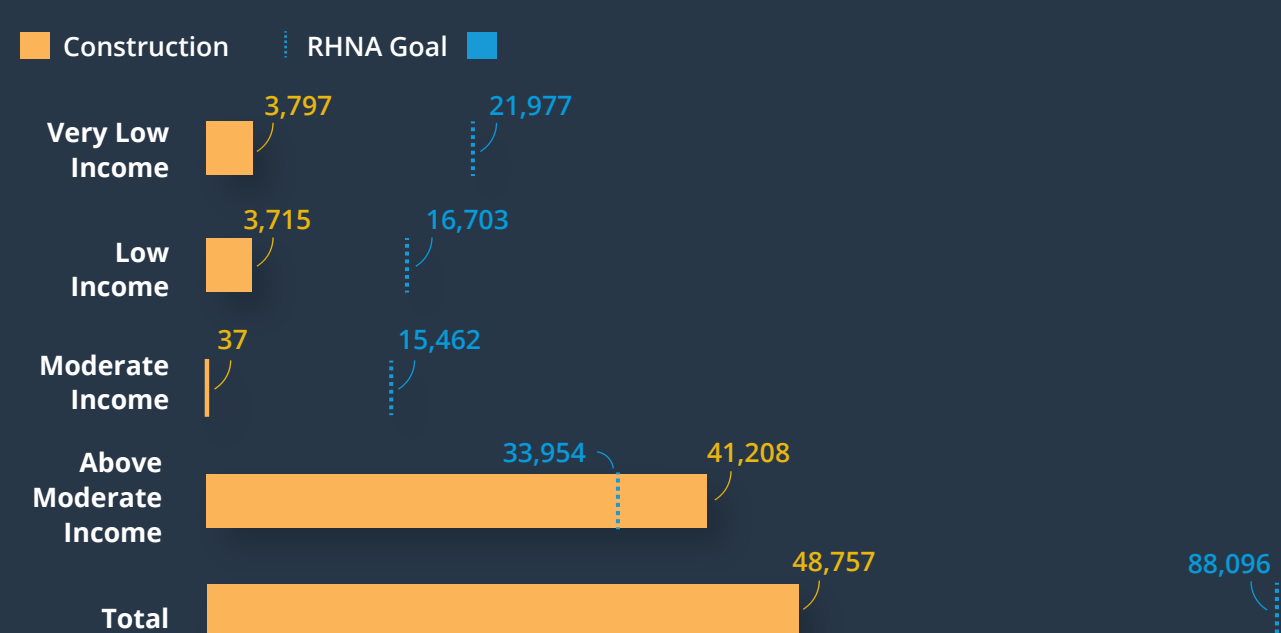
Rehabilitation and preservation of existing affordable housing units creates greater opportunity for addressing housing affordability. In 2020, the San Diego Housing Commission preserved or rehabilitated 457 affordable housing units at-risk of conversion to market-rate.



## Progress Toward RHNA Goals

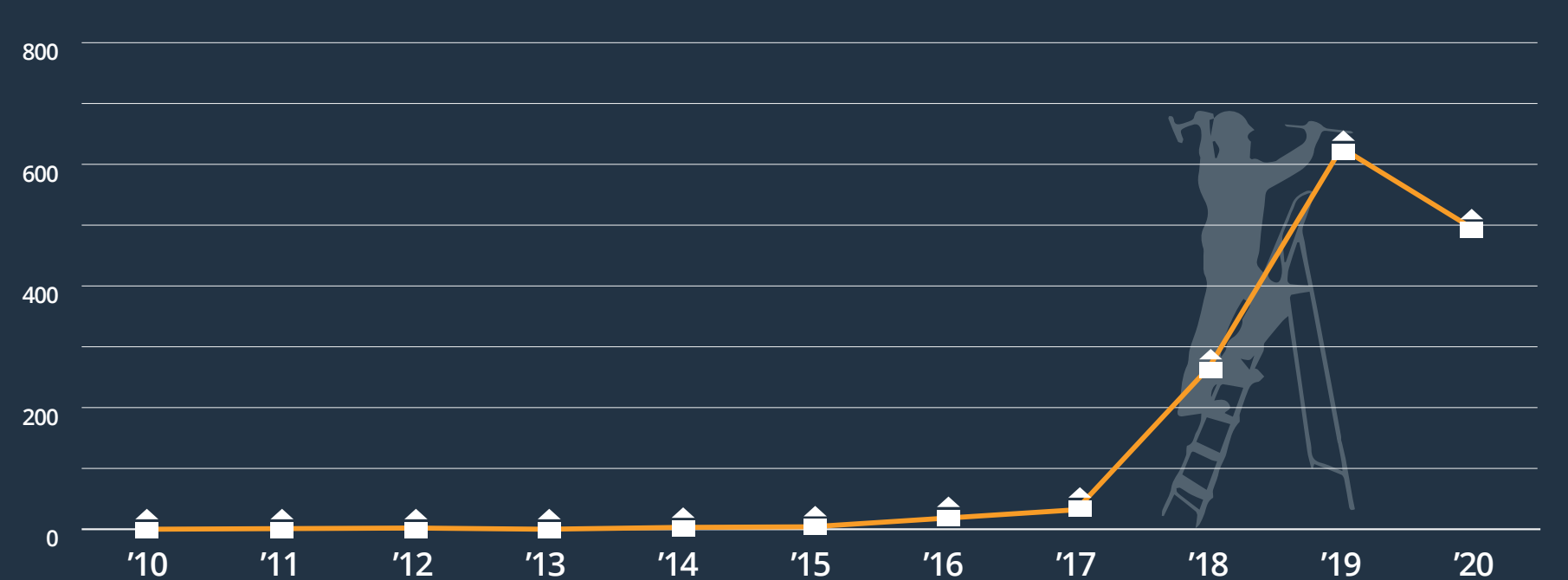
by Income Level

Housing construction starts remained below the Regional Housing Needs Allocation (RHNA) goals for the 5th Housing Element Cycle, in all income categories except the above moderate-income category. Approximately 55.3 percent of the total needed units for the current cycle were achieved.



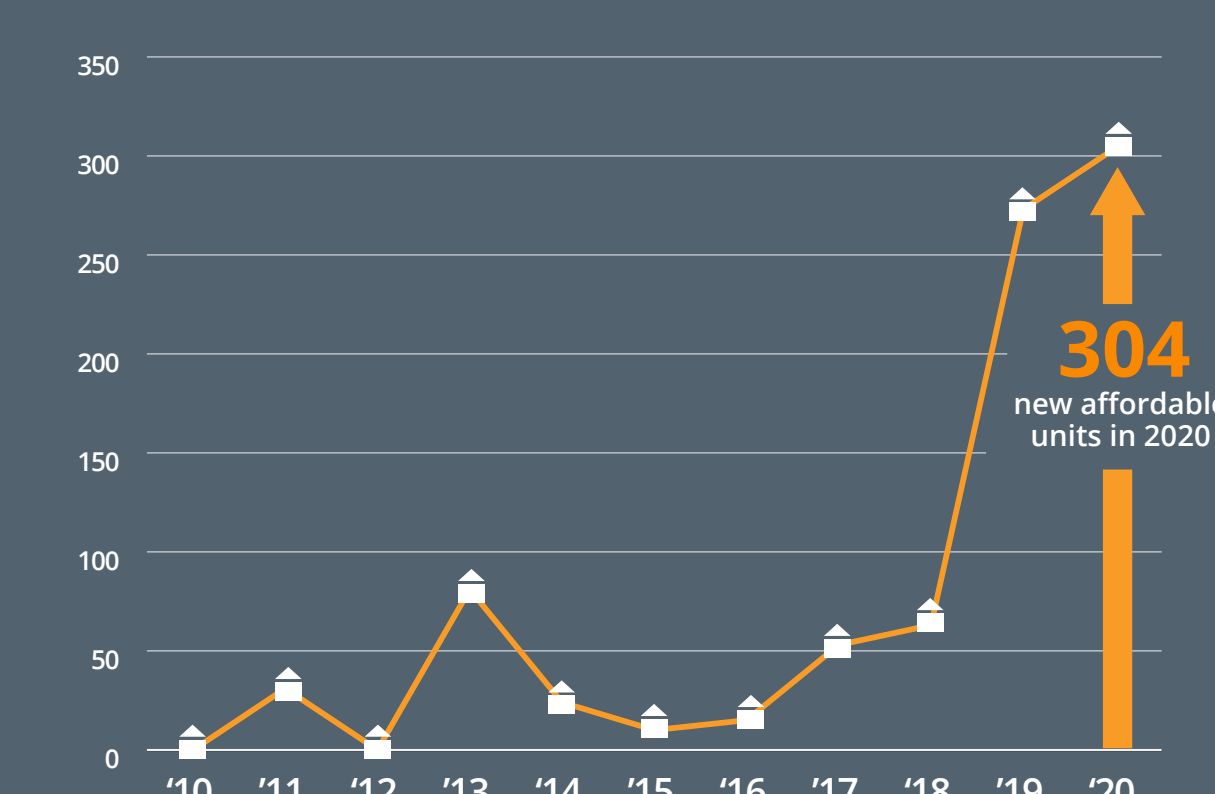
## Accessory Dwelling Units Construction Starts

Accessory Dwelling Units (ADUs) have grown in popularity in a four-year stretch from 2015 to 2019, providing a greater supply of naturally affordable housing in the City. In 2020, 493 new ADUs were permitted for construction.



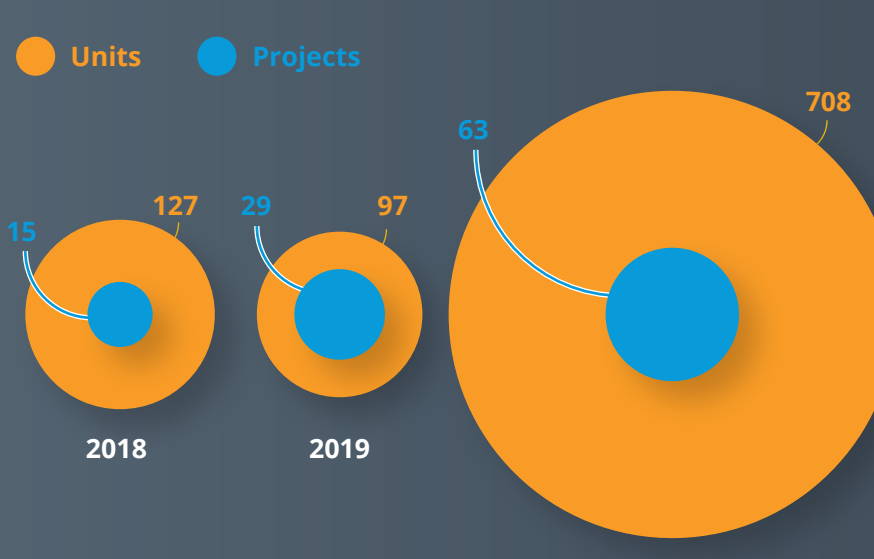
## Density Bonus Program

Density bonuses facilitate an increase in affordable housing and overall housing supply for San Diego. The City experienced an increase in units produced through the density bonus program, up 11 percent from 2019 numbers.



## Affordable Expedite Program

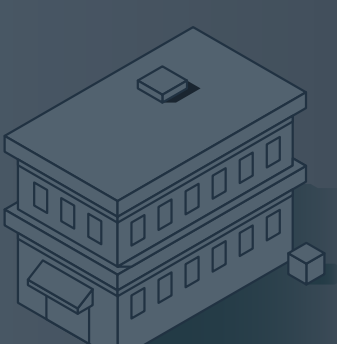
In 2020, the City saw a dramatic increase in both projects and units approved through the Affordable Expedite Program, resulting in 63 projects and 708 affordable units.



## Permanent Supportive Housing Units

The City amended their Municipal Code to allow by-right development of Permanent Supportive Housing (PSH) units in 2019, while also waiving square footage requirements and Development Impact Fees.

In 2020, the City permitted the construction of **139** new PSH units



## 2020 Housing Program Updates

In 2020, the City adopted Complete Communities Housing Solutions, an affordable housing incentive program aimed at encouraging housing production near transit.

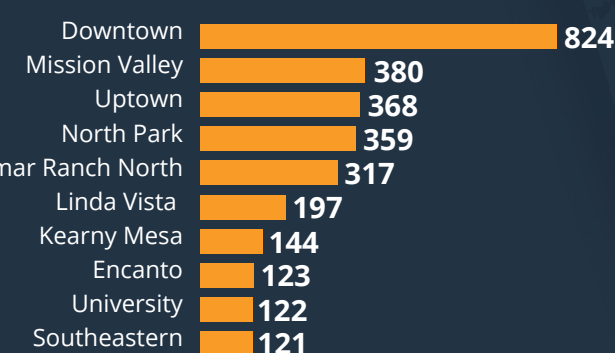
The City released the Housing Affordability Toolkit, which acts as a quick reference to the City's housing development bonuses, programs, and process streamlining.

The City adopted the 2020 Housing Legislation Code Update Package to address a number of changes to State legislation increasing opportunities for ADUs, affordable housing, and supportive housing for those experiencing homelessness.

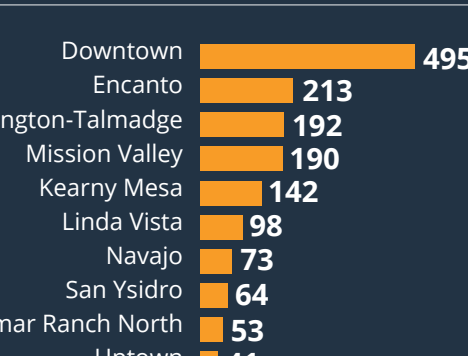
The updated Kearny Mesa Community Plan was approved in 2020, increasing housing capacity for more than 30,000 new housing units.

## Top 10 Community Plan Areas per...

### 2020 Construction Starts



### 2020 Affordable Units Permitted



### 2010-2020 Affordable Units Construction Starts

