

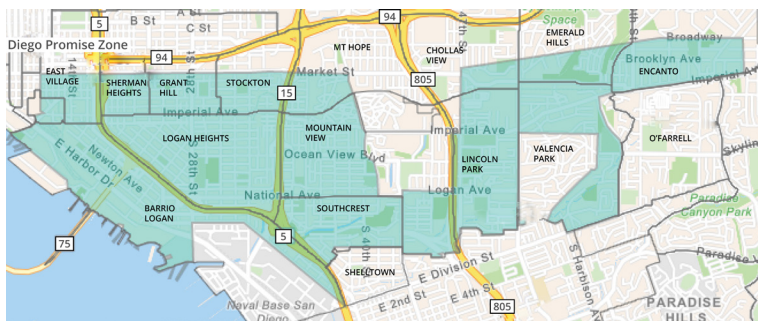
# HOUSING ACTION PACKAGE 2.0

The Housing Action Package 2.0 aims to create more new homes near transit, provide protections to existing residents, increase the supply of land available for new homes and incentivize new home opportunities in all communities that San Diegans of all income levels can afford. Many proposals are focused on protecting our most vulnerable community members, which include people experiencing homelessness, students, seniors and those in areas with very low, low and moderate access to opportunity.

## PROPOSALS:

### Fighting for Environmental Justice in Communities of Concern

San Diegans deserve to live in healthy, thriving communities. However, some communities continue to endure toxic pollution from land uses that no longer comply with local zoning and development regulations. A harmful land use, such as wrecking and dismantling motor vehicles, would no longer be allowed to continue after a transition period if it has been rezoned for homes or mixed-use development as part of a community plan update in the Promise Zone.



#### *What is the Promise Zone?*

The **San Diego Promise Zone** covers portions of Downtown, Barrio Logan, Southeastern San Diego and Encanto neighborhoods and is recognized by the federal government as the City's most disadvantaged and underserved communities.



### Addressing College Student Home Insecurity: Off-Campus Student Home Incentives

Allows the development of private, dorm-style student homes near transit and near universities and colleges and ensures they are affordable to low-income students.



### Affordable Homes for Those at Risk of Homelessness: Single Room Occupancy

Encourages the creation of Single Room Occupancy (SRO) homes, which are homes with shared kitchens and bathrooms, particularly at the very low-income level. This is a housing option primarily for seniors, people with disabilities and people vulnerable to becoming homeless.

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## Preventing Displacement and Preserving Existing Affordable Homes: Anti-Displacement Measures

Promotes the preservation of affordable homes, protects residents from displacement caused by new development and complements the new **Residential Tenant Protection Ordinance**.

## Flexible Parking Requirements: Assembly Bill 2097 Implementation

**Implements state law** and gives residential and commercial builders within a half-mile of a major existing or planned public transit stop the flexibility to build the number of parking spaces they need.



## Homes for Seniors and People with Disabilities: Accessible Dwelling Unit (ADU) Incentive

Encourages the development of ADUs, which are secondary housing units on the same lot as single-family homes that are accessible for people with disabilities by amending the **ADU Home Density Bonus Program**.



## Putting All Government Land to Good Use: Homes on Public Land

Provides public agencies, such as the San Diego Housing Commission and San Diego Unified School District, greater flexibility in developing homes on publicly owned land by increasing allowed densities and allowing affordable home developments on premises zoned as commercial or residential.

## Turning Strip Malls and Parking Lots into Homes: Homes on Underutilized Commercial Sites

Provides additional incentives for homes and mixed-use developments in malls and parking lots near transit.

## Building Family Homes in Places with Good Schools and Job Availability: Complete Communities Amendments

**Streamlines regulations** to remove barriers to constructing family homes, encourages the development of middle-income homes and allows for affordable homes to be located in areas with good job and school opportunities and a clean environment.