



Complete Communities Housing Solutions

City of San Diego
Development Services Department

INFORMATION
BULLETIN

XXX

January 2021

Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments in neighborhood amenities, such as pocket parks and plazas, as well as the preservation of existing affordable housing units. General Regulations for Complete Communities Housing Solutions can be found in San Diego Municipal Code Chapter 14, Article 3, Division 10.

EDITOR'S NOTE

The regulations and guidelines outlined below are not effective within the Coastal Overlay Zone. The regulations and guidelines outlined below will become effective within the Coastal Overlay Zone when the California Coastal Commission unconditionally certifies Ordinance No. O-21275.

I. COMPLETE COMMUNITIES HOUSING SOLUTIONS: IMPLEMENTATION GUIDE

A. Site Eligibility

In order to be eligible for the CCHS program, sites must first meet the minimum locational, land use, and density requirements as provided below:

1. Zoning allows for residential or mixed use at a minimum of 20 dwelling units per acre or greater for the entirety of the site; **or** has a landuse designation that allows 20 dwelling units per acre and is within ¼ mile of a rail station
2. Split zoned lots may be eligible if the sum of the number of units permitted in each of the zones based on the area of the premises in each zone totals at least 20 dwelling units per acre
3. Cannot be located within Proposition A lands
4. Cannot be located within a designated historical district
5. Cannot be subject to the Old Town Planned District Ordinance

B. Program Requirements

Eligible developments are required to meet the minimum program requirements by providing affordable housing, meeting the design standards, and either constructing a promenade or paying a fee.

1. At least 40 percent of the pre-bonus units must be deed-restricted as affordable in accordance with the proportions outlined below:
 - a. 15 percent of units not to exceed 30 percent of 50 percent of Area Median Income (AMI)
 - b. 15 percent of units not to exceed 30 percent of 120 percent of AMI
 - c. 10 percent of units not to exceed 30 percent of 60 percent of AMI
2. Total pre-bonus units are calculated based on the zone maximum
 - a. Density-based zones will determine the total pre-bonus units by calculating the maximum number of units permitted on their premises under the base zone
 - b. Floor Area Ratio (FAR)-based zones will determine the total pre-bonus units by calculating the number of units proposed under the maximum base FAR
3. Public Amenities
 - a. The Neighborhood Enhancement Fund fee applies and is calculated at a rate of \$9.00 per square foot of lot area, or \$11.00 per square foot of lot area for projects over 95 feet in

Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

height

- b. A public promenade may be constructed in lieu of the fee for development on a premises of 25,000 square feet or greater with at least 200 linear feet of street frontage (Promenade regulations apply)
4. Supplemental Development Regulations
 - a. Regulations related to pedestrian circulation apply to all developments
 - b. For development located within Communities of Concern, public workshop requirements apply
 - c. Additional regulations apply for buildings over 95 feet in height or on a premises over 20,000 square feet

C. Program Benefits

In exchange for meeting the requirements of the program, eligible developments may receive incentives without triggering discretionary action. Incentives include, but are not limited to, the following:

1. A floor area ratio determined by the Tiers identified in the program (No additional bonuses may be applied)
2. A waiver of specified regulations including maximum residential density and maximum structure height
3. Up to five incentives
4. Scaling of Development Impact Fees

D. Other Requirements - Existing Structures

Where there is an existing structure on the lot, regulations related to the demolition or conversion of that structure may apply.

1. If there is an existing structure on the lot additional gross floor area may be added in accordance with the following:
 - a. The additional gross floor area is determined by multiplying the remaining lot area by the applicable floor area ratio.
 - b. The maximum pre-density bonus dwelling units are calculated by dividing the remaining lot area by the maximum permitted density under the base zone.
 - c. The minimum number of dwelling units is determined by multiplying the maximum number of dwelling units that could be constructed on the remaining lot area by 0.8.
2. Residential - Where there are occupied or unoccupied residential units, affordable housing replacement requirements may apply
3. Commercial - Gross Floor Area can be added for a residential development to an existing non-residential development by converting existing non-residential space to residential dwelling units.
4. Mixed Use - If a mixed-use development is proposed, the floor area ratio of the non-residential portion of the development shall not exceed the maximum floor area ratio of the applicable base zone of the Planned District.

Example Mixed Use Project - The maximum base FAR is 3.0 and the site is in Tier 2 (max FAR 8.0). A minimum 3.0 FAR must be for housing and 40% of those units must be affordable. Of the remaining 5.0 FAR up to 3.0 FAR can be commercial.

Documents referenced in this Information Bulletin

- San Diego Municipal Code, ([SDMC](#))