

# COMPREHENSIVE HOUSING INCENTIVE TOOLKIT



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# INTRODUCTION

The Housing Production Incentive Toolkit is a quick reference for anyone interested in developing housing—particularly housing affordable to lower and moderate income households—in the City of San Diego (City). The Toolkit is intended to summarize and organize regulations that make it easier and faster for project applicants to produce quality housing in the City. Housing production has not kept pace with demand in the City for several decades and has not recovered following the Great Recession.

The City was given an ambitious target through the Regional Housing Needs Assessment process to produce 108,000 new housing units between 2021-2029. To do this, many developers, non-profits, and individuals need regulatory tools and resources to construct these new units. Reaching the City's target will require a wide variety of housing types, including accessory dwelling units, infill projects, and larger multifamily developments. The Toolkit describes requirements and incentives for all housing production incentive programs in the City.

The Toolkit was created to draw attention to the City's many incentive opportunities and to provide housing production resources in one place. It is not a substitute for the regulations and may not always match the regulations. For example, when a code amendment occurs and the Toolkit has not yet been updated, information may be missing from the Toolkit or may be incorrect. Further, this Toolkit is not intended as a stand-alone document, as there are regulations that may apply on a case-by-case basis. Applicants should always refer to the San Diego Municipal Code when developing and submitting development permit applications.



# HOW TO USE THE TOOLKIT

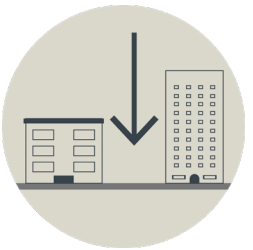
The Toolkit is organized into the following sections:

- **Learn What is Allowed on Your Site.** This section provides resources on how to identify the zoning for your site and where to locate the regulations that pertain to your site's zoning.
- **Resources.** This section describes relevant plans and organizations that help guide housing development in the City.
- **Regulations and Resources for Housing Bonus Programs.** This section provides a quick reference as well as links to regulations and resources for developers interested in providing affordable housing in exchange for a development bonus. There is also information about the City's inclusionary regulations, which apply to all projects proposing 10 or more housing units.
- **Process Improvements and Programs that Provide Regulatory Relief.** This section provides brief summaries of code amendments made in recent years to improve project feasibility, to allow more flexible uses, as well as specific sections of the code that provide process streamlining to promote affordable housing development.
- **Regulations and Resources for Accessory Dwelling Units.** This section provides basic information about how to build accessory dwelling units and links to applicable regulations and resources.
- **Did you Know?** This section provides information about the Housing Crisis Act replacement requirements and ways to increase in-unit accessibility.

The symbols on this page appear throughout the Toolkit to denote which types of development can utilize the various incentives and process improvements described in the Toolkit.



Accessory Dwelling Units



Small In-fill Developments



Mid-Size to Larger Developments



Affordable Developments

# LEARN WHAT IS ALLOWED ON YOUR SITE

It is important to evaluate the planning, zoning, and building code regulations that apply to your site before proceeding with permitting to avoid issues, delays, and added costs. Before considering affordable housing density bonus and related incentive programs, you should first review the zoning map, zoning regulations, applicable community plan, and building code. This section provides resources for locating zoning and planning information before you begin permitting.

## Zoning and Regulations

The City maintains the Official Zoning Map, which shows what can and cannot be developed on every parcel in the City. Most property in the City falls within one of the following base zones: residential, commercial, industrial, agricultural, and open space. Additionally, overlay zones and other site criteria are used to determine if supplementary regulations, approvals, or permits are required. There are several ways to lookup what is permitted on your parcel, including:

- The [Official Zoning Map](#) address lookup;
- The [Zoning and Parcel Information Portal](#); or
- The [Zoning Grid Map](#)

The Land Development Code (LDC) contains regulations for the development and use of property including zoning, subdivisions, and other related land use activities. The City monitors and continually updates the code, so it is important to refer back to the LDC when planning your project. Additionally, the City adopts amendments to the California Building Code, which should be reviewed prior to permitting.

- The [Land Development Code User's Guide](#)
- The [Land Development Manual](#)
- The [Municipal Code](#) (see Chapters 11-14)
- [LDC Updates](#)
- [Development Services Department - Code and Regulations](#)

## Community Plans

A community plan is a public document that contains specific proposals for future land uses and public improvements in a community. It provides tailored policies and a long-range physical development guide for those who are engaged in community development. Community plans may be found on the [Planning Department website](#) under the Community Planning Areas drop-down menu.

# RESOURCES

There are a variety of plans, organizations, and resources that help guide housing development in the City. Some of the most relevant plans and organizations are described in this section.

## Housing Element

The Housing Element is an element of the City's [General Plan](#) and is provided under separate cover because it must be frequently updated and monitored. It is consistent guided by the City of Villages strategy, which focuses growth into mixed-use activity centers that are pedestrian-friendly and linked to the regional transit system. The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an eight-year period. It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

Housing developers should review the Housing Element to understand the Regional Housing Needs Assessment targets, along with the City's specific housing goals and objectives, especially for housing vulnerable populations such as individuals experiencing homelessness, aging adults, and individuals with disabilities.

## Development Services Department

The City's Development Services Department (DSD) manages permits, approvals, and inspections; maintains the zoning, municipal, and building codes; and handles code enforcement. Housing developers will work with DSD to submit building permits for approval and to address any questions concerning the site development, zoning, and development regulations.

## Planning Department

The City's Planning Department implements the General Plan; creates and refines land use policies; amends community plans; and implements the plans through enabling documents such as the Land Development Code.

Housing developers should be familiar with the General Plan, Housing Element, community plans, Parks Master Plan, and environmental policies developed and administered by the Planning Department.



San Diego Housing Commission

The San Diego Housing Commission (SDHC), the City’s public housing agency, that creates programs for and provides housing opportunities for low-income households and individuals and families experiencing homelessness in the City. SDHC oversees Federal rental housing assistance, helps implement the City’s homelessness action plan, and develops affordable housing.

Housing developers may be able to partner with SDHC to build new affordable rental homes and to rehabilitate existing buildings to preserve affordable rental housing. SDHC serves as a lender, multifamily housing revenue bond issuer, and administrates the City’s affordable housing programs.

SANDAG

The San Diego Association of Governments (SANDAG) is a public agency that provides a forum for regional decision-making among the 18 cities and County of San Diego that comprise the organization. SANDAG provides information and planning on a broad range of topics that pertain to the region’s quality of life. SANDAG introduced a [transformative vision](#) for transportation in San Diego County that reimagines how people and goods could move throughout the region in the 21st century.

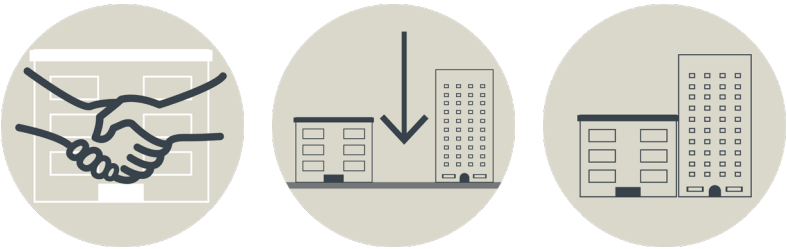
Housing developers should be aware of SANDAG’s proposed transportation improvements and understand how they correspond with development patterns in the City as well as how new housing development can accommodate this vision for regional transportation.



REGULATIONS AND RESOURCES FOR HOUSING BONUS PROGRAMS

The City provides a variety of incentives to stimulate housing production across income levels. Projects that utilize these incentives to provide affordable housing may be able to simultaneously satisfy the City’s inclusionary housing requirements.

This section provides high-level information about which projects may qualify, what is required in exchange for incentives, and the different types of incentives.



Municipal Code Sections

[142.1300](#) – Inclusionary Regulations – 10 or more dus

[143.0710](#) – Density Bonus – 5 or more dus pre-bonus

[143.0810](#) – Coastal Overlay Affordable Housing Replacement Regulations

[143.1000](#) – Complete Communities Housing Solutions Program Regulations

Affordable Housing Regulations

APPLIES TO:



- Any development where five or more dwelling units are allowed
- Any land donated pursuant to State Density Bonus Law

Requires:

- Replacement of existing, or in the five years preceding application, dwelling units affordable to low income or very low income households
- Additional percentage of affordable dwelling units

Density Bonus in Exchange for Affordable Housing Units

APPLIES TO:



- Projects that assist in providing affordable housing

Requires:

- At least 5 percent pre-density bonus dwelling units that are affordable for rent or for-sale to lower and moderate income households
- At least 33 percent of the total dwelling units in a condo conversion affordable to lower income households

PROVIDES:



- 5 to 50 percent density bonus
- Additional bonus for 100 percent affordable developments and micro-unit projects
- 1 to 5 incentives
- Waivers
- Reduced parking ratios / requirements
- Affordable units may be off-site
- Bonus units are exempt from the Inclusionary requirement

Incentives for Commercial Development

APPLIES TO:



Requires:

- An agreement to help provide at least 15 percent of dwelling units to lower income households
- Proof that the commercial development is contributing to affordable housing through construction, land donation, or a financial contribution

PROVIDES:



A development bonus—meaning an incentive—that may include any of the following:

- Up to a 20-percent increase in any of the following:
  - Allowable density; or
  - FAR; or
  - Height
- Up to a 20 percent reduction in minimum parking requirements
- Use of a limited-use/limited application elevator for upper floor accessibility
- An exception to a zoning ordinance or other land use regulation

ADDITIONAL RESOURCES:



- [Affordable Housing Regulations](#)

Complete Communities Housing Solutions

APPLIES TO:



- Sites within TPA
- Zoned at 20 du/ac or greater, **or** land use that allows 20 du/ac and is within 1/4 mile of a rail station

Requires:

- Minimum of 100% of base-zone density or maximum allowed FAR
- 40% of pre-bonus units must be dedicated as affordable in accordance with requirements
- Replacement of units that are or have been occupied by lower income households
- Public amenity in the form of a promenade or the Neighborhood Enhancement Fee
- Supplemental Development Regulations

EXCLUDES:



- North City FUA (Prop A lands)
- Designated Historical Districts
- Old Town Planned District Ordinance
- Visitor Accommodations (except SROs)

PROVIDES:



- A new Floor Area Ratio (FAR) based on specified tiers
- Height governed by FAR - Outside of Airport Land Use Compatibility Overlay and Coastal Height Limit Overlay
- Density governed by FAR
- Development Impact Fee scaling based on unit size
- Incentives and waivers

ADDITIONAL RESOURCES:



- [Complete Communities Housing Solutions Web page](#)

Inclusionary Housing Ordinance

APPLIES TO:



- Residential development of 10 or more dwelling units
- Condo conversion development of two or more dwelling units

Requires:

- Rental: 10 percent of the total dwelling units shall be available to VLI or LI households (up to 60 percent of AMI)
- For-sale:
  - 10 percent available to median income households; or
  - 15 percent available to moderate income households (80-120 percent of AMI)

EXCLUDES:



- North City FUA (Prop A lands)
- Rehab that does not increase net dwelling units
- Density bonus units in Chapter 14, Article 3, Division 7

ADDITIONAL RESOURCES:



- [Inclusionary Housing Ordinance Regulations](#)
- [Information Bulletin](#)

# AFFORDABLE HOUSING REGULATIONS

## DENSITY BONUS FAQ

### WHAT IS A DENSITY BONUS?

A density bonus is a tool the City uses to create more affordable housing, sustainable projects, and infrastructure. In exchange for any of the above, the City gives a project applicant a bonus in Floor Area Ratio (FAR) or allowed dwelling units that is above the density that is allowed in the zone or community plan.

### WHY DOES THE CITY NEED A DENSITY BONUS?

The City offers multiple density bonus programs to make it easier, faster, and more financially feasible to produce housing. The cost of construction and development impact fees continues to rise, which increase the price of homes. A density bonus can reduce some of the cost incurred by the developer by helping them build more units, which spreads the total cost across more units and makes the project more feasible.

- Without density bonus programs, projects propose fewer units that tend to cost more because there is high demand for housing in the City, and there are households that are able to pay higher prices. This creates pressure on the entire market, reducing housing options for moderate and lower income level households. A density bonus can motivate a project to provide affordable housing when it would not otherwise.

### WHY DOESN'T THE CITY JUST ALLOW MORE HOUSING UNITS TO BE BUILT?

The City is working with communities to update the City's 52 community plans, which establish the land uses and zoning allowed across the City. Through these updates, communities are increasing the allowed density (dwelling units allowed per acre). These take several years to update, and the City can only update a few plans simultaneously. Density bonus programs provide opportunities for projects to add density where there has not been an update, and it also increases affordable housing options where it may not be feasible for an all-affordable project to be constructed due to costs.

## DENSITY BONUS FAQ

### HOW DOES A DENSITY BONUS WORK?

The City sets parameters for what types of projects may qualify to receive a density bonus and specifies what the project must provide to receive the bonus. Some of the City's density bonus options provide scales for density bonus that coincide with a percentage of affordable housing the project provides.

- A project that proposes to reserve 10 percent of a project's pre-density bonus units for very low income households, a 32.5 percent density bonus is granted.
- For example, a project applicant can build 40 dwelling units under the existing zoning. If 10 percent—or 4 units—is reserved for very low income households (earning up to 50 percent of area median income), then the applicant may build up to an additional 13 units. The project could build 53 units and reserve 4 for very low income households.

### WHAT IS CONSIDERED AN AFFORDABLE UNIT?

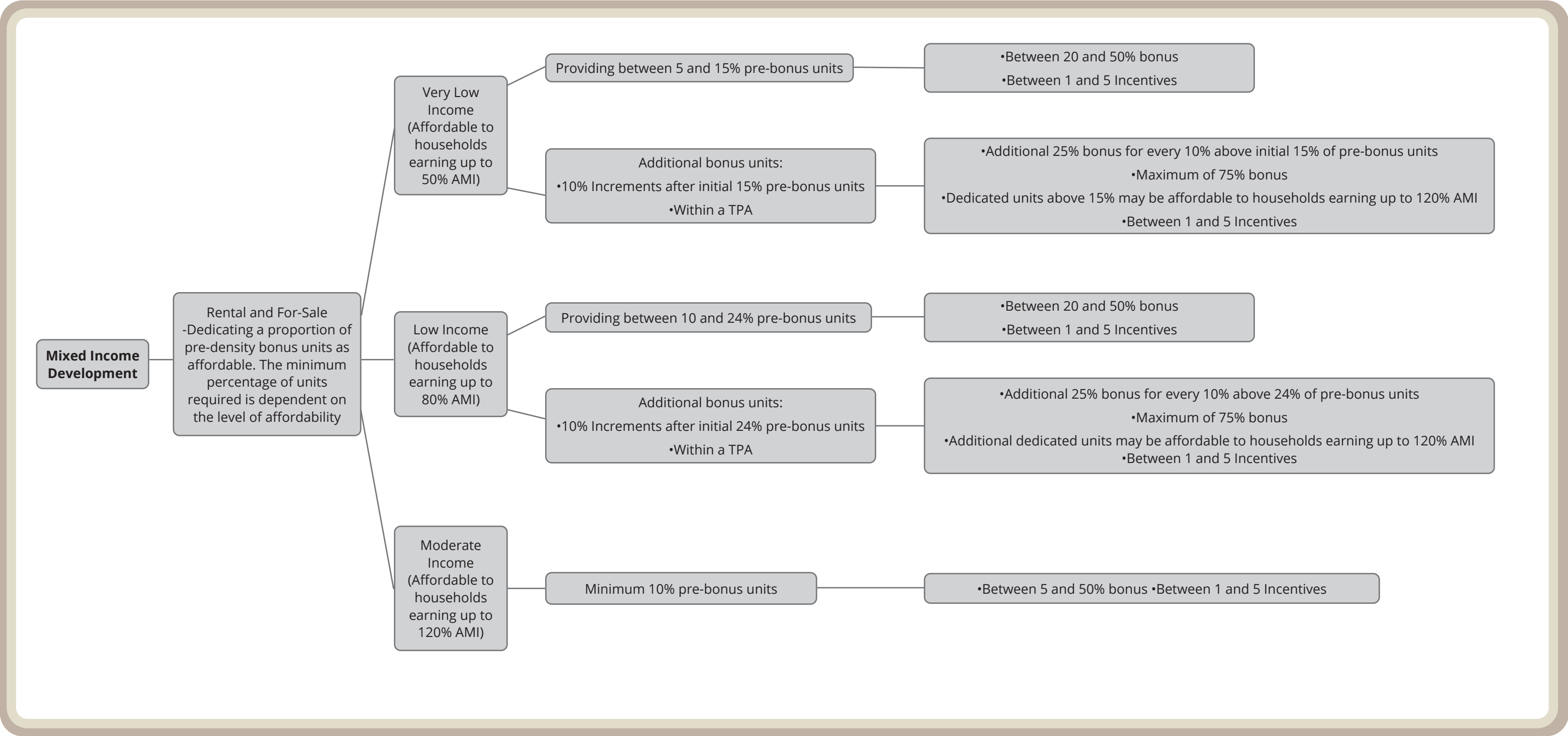
Affordable housing units are those with deeds containing covenants or restrictions that require those units to be sold or rented at a rate not greater than 30-percent of a household's income. Qualifying households are determined based on income as a percentage of the Area Median Income.

### HOW MANY AFFORDABLE UNITS DOES THE DENSITY BONUS PROGRAMS PRODUCE?

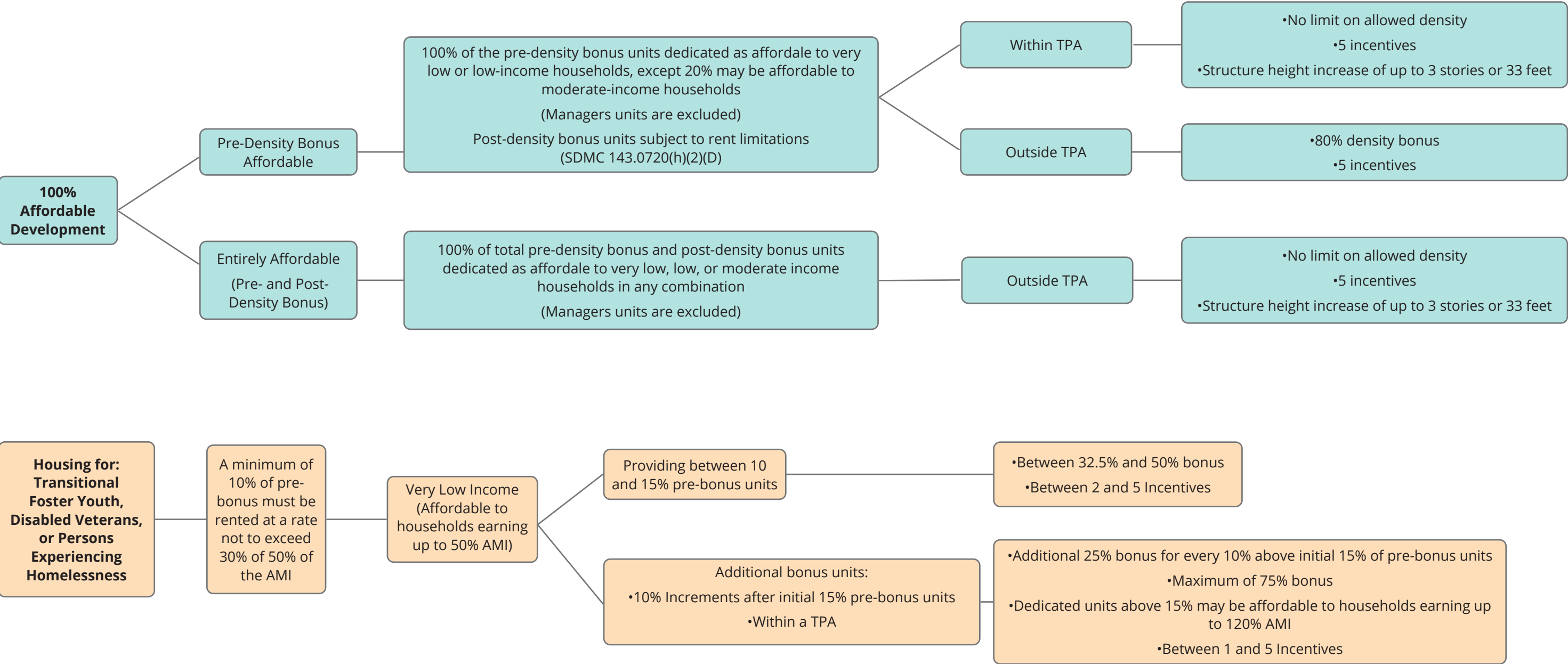
The City's affordable housing density bonus regulations resulted in 519 affordable housing units being constructed between 2010-2019. The City reports on the units constructed through incentive programs in the Housing Inventory Annual Report.



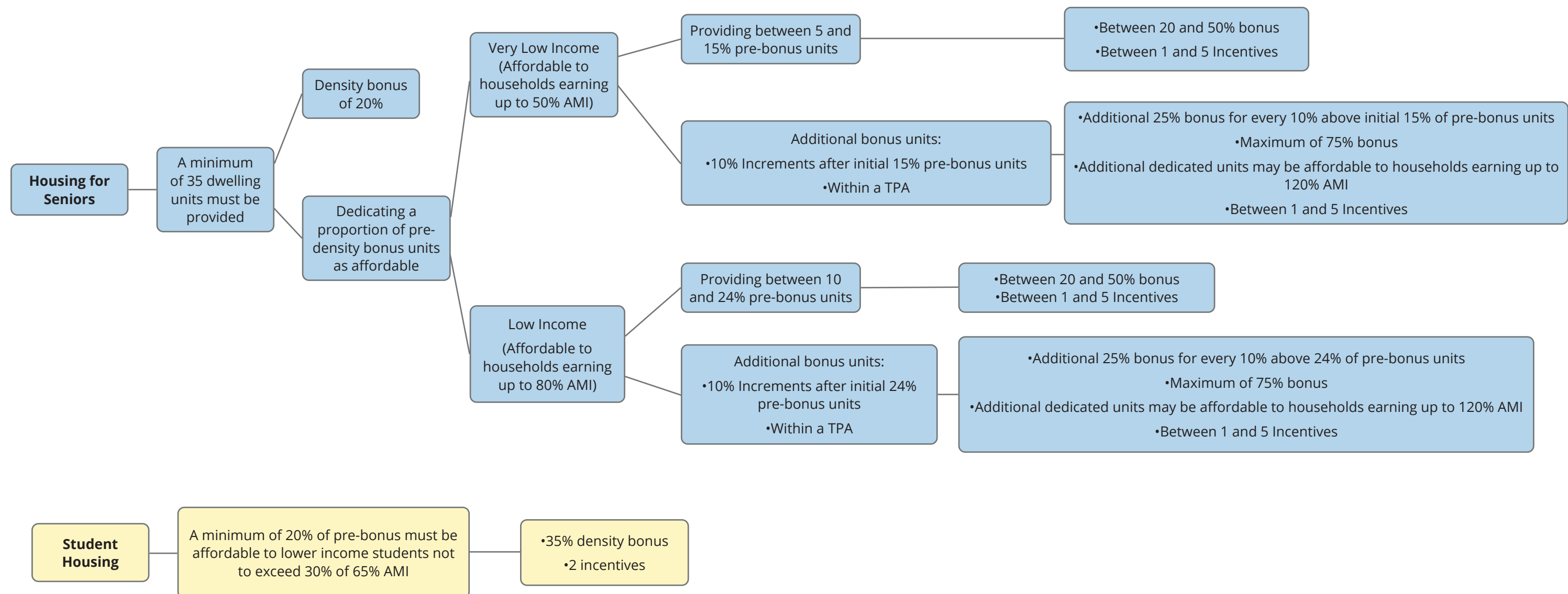
# DENSITY BONUS PROGRAM FLOW CHART



# DENSITY BONUS PROGRAM FLOW CHART



# DENSITY BONUS PROGRAM FLOW CHART



# PROCESS IMPROVEMENTS AND PROGRAMS THAT PROVIDE REGULATORY RELIEF

The City of San Diego regularly updates the San Diego Municipal Code to simplify and streamline the permitting process, to ensure compliance with State and Federal regulations, and to eliminate unnecessary barriers, redundancies, and contradictions. These updates help address the City's changing land use needs and challenges, including the need to accelerate housing production.

The following regulations were added or amended to reduce costs, streamline approvals, and create greater flexibility for projects. While these apply to a variety of project types, the below list is intended to summarize code changes that can facilitate faster and easier housing production.

## Lower Income Student Housing Density Bonus

- Density bonus of 35 percent for projects that provide 20 percent of the units as affordable to lower income students

## Micro-Unit Density Bonus

- Allow applicant to request an incentive or waiver to exceed height or setbacks
- In downtown, require the applicant to use other bonus programs first

## Density Bonus on FAR-Based Sites

- Clarifies how density bonuses are calculated for sites with FAR-based density
- Clarifies that incentives cannot be used to increase FAR that would result in an additional density bonus

# Special Bonus Options & Incentives



## Extension of Time of a Development Permit (126.0111)

- May extend the expiration date of an approved development permit one or more times, up to 72 months beyond the initial approval date

## Development Impact Fee Deferral (142.0600)

- Payment of DIFs may be deferred for a maximum of two years from agreement or when a final inspection is requested
- An applicant may apply to waive or reduce DIFs
- DIFs may be adjusted for residential development to reflect residential uses not identified in the fee schedule

## Transit Priority Area Parking Regulations (142.0528)

- Eliminates minimum parking requirements
- Requires unbundled parking
- Requires transportation amenities that reduce vehicle miles traveled

## Shared Parking Requirements (142.0545)

- Two or more different, adjacent land uses may request shared parking

## Development on a Premises with a Utilized Development Permit (126.0113)

- Allows a change in development when the proposed complies with the use and development regulations of the applicable base zone or overlay zone

## Live/Work Quarters (141.0311)

- Creates more opportunities for residential units in traditionally commercial-only zones

## Mixed-Use Zones (131.0700)

- New Citywide zones that promote denser, transit-oriented development
- Applied in Mission Valley
- Forthcoming in other communities undergoing Community Plan Updates

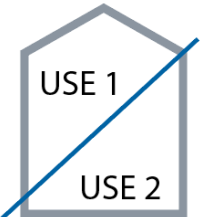
## Employee Housing (141.0304)

- Permits Employee Housing (6 or Fewer) in all zones that permit single-family residential uses.

# Project Feasibility



# Flexible Uses





### 100 Percent Affordable Projects

- Pre-Density Bonus
  - Provides density bonus for projects that construct 100 percent of the pre-density bonus units as affordable to very low and low income, or 80% affordable to very low and low income and 20% to moderate income.
- Density bonus is up to 80 percent outside of TPAs and unlimited within TPAs.
- Total Project Bonus
  - Provides density bonus for projects that construct 100 percent of total units in the development (pre-and post-density bonus units) as affordable to very low, low, and moderate income households in any combination.
  - Density bonus is up to 80% outside of TPAs and unlimited within TPAs.

### Permanent Supportive Housing and Transitional Housing

- Development Impact Fees waived (§142.0640)
- Each added as a limited use to all Residential Multiple Unit and Commercial zones (Chapter 13, Zones)
- No parking required in Transit Areas, Parking Standards Transit Priority Area, and Parking Impact
- Changes within Planned Districts
  - Each granted a Process One limited use permit (§151.0103, §151.0401)
  - Residential off-street parking is capped at 1 space per dwelling unit with no minimum (§156.0313 – see Table 156-0313-A)
  - PSH and transitional housing are allowed as a permitted limited use on any floor (§157.0304)
- Each are allowed as a limited use in the RM-5-12, CU-2, and CU-3 zones

### Neighborhood Development Permit

- Removed NDP and findings requirements for affordable housing (§126.0404)

### Homeless Facilities

- Low-Barrier Navigation Centers are a Separately Regulated Residential Use that is permitted by-right as a limited use in mixed-use and commercial zones that allow multi-unit development
- Community Commercial zones permit Emergency Shelters as a limited use

## Affordable Projects



## Affordable Infill Sustainable Expedite Program



### APPLIES TO:



- Residential development:
  - With at least 10 percent of dwelling units are reserved for lower income households; increasing scaled percentages; or
  - Receiving City funds or located on City property and with at least 15 percent affordable units; or
  - Of 10 or more units within a Transit Priority Area, if all units are affordable to moderate income households; or
  - Located within a San Diego Promise Zone; or
  - Where all rents are restricted for households earning 80 percent of AMI or less



### EXCLUDES:

- Development that pays the Affordable Housing in-lieu fee to satisfy the Inclusionary Housing Regulations



### PROVIDES:

- 50 percent faster permitting review
  - 10 day discipline reviews (50% faster than standard review)
- Express processing with no fees for 100 percent affordable housing



### ADDITIONAL RESOURCES:

- [Affordable Infill Sustainable Expedite Program Regulations](#)
- [Program Information Bulletin](#)
- [Sustainable Building Expedite Web page](#)

REGULATIONS AND RESOURCES FOR ACCESSORY DWELLING UNITS

ADUs and JADUs play a key role in increasing housing affordability and supply citywide. These units tend to be less expensive to build since they do not require paying for new land, dedicated parking, or other costly infrastructure required to build a new single-family home. The City has amended regulations to make it easier and less expensive to build ADUs and JADUs, providing affordable and below-market housing throughout the City. Additionally, the City now provides bonus ADUs for projects that restrict their ADUs as affordable. Relevant regulations are described in this section.



Municipal Code
<a href="#">141.0302</a> – Separately Regulated Uses for ADUs and JADUs
Additional Resources
<a href="#">Companion/Junior Units - City of San Diego Development Services</a>
<a href="#">Companion Unit Handbook - City of San Diego</a>
<a href="#">Companion Unit/Junior Unit Information Bulletin</a>
<a href="#">Standard ADU Building Plans</a> (accepted by the City of San Diego)
<a href="#">Permit Ready ADU Building Plans</a> (accepted by the City of San Diego)

Accessory Dwelling Units



APPLIES TO:

- Lots zoned to allow single-family or multifamily dwelling residential use
- Requires compliance with the floor area ratio and lot coverage requirements of the base zone, except that 1 ADU measuring 800 square feet may be permitted regardless of FAR or lot coverage.
- Requires compliance with the setback requirements of the base zone and the ADU/JADU regulations.



EXCLUDES:

- An ADU or Junior ADU cannot be used for a rental term of less than 31 consecutive days



PROVIDES:

- One ADU and one JADU are permitted on a single-family zoned lot with an existing or proposed single dwelling unit.
- Lots zoned for multi-family residential uses or that contain previously conforming multi-family structures may construct all of the following:
  - Two detached ADUs.
  - Existing habitable space may be converted to ADUs in a number not to exceed 25% of the existing units on the premises.
  - Existing non-habitable space may be converted to ADUs without limit.
- One bonus ADU may be permitted for every ADU deed-restricted to very low, low or moderate income households for 15 years (no limit on the number of bonus ADUs within TPAs.)
- No parking required for ADUs or JADUs and parking removed to construct ADUs and JADUs does not need to be replaced.
- Ministerial process.
- No more than 60 days to respond to an application.
- Waiver of some fees.



ADDITIONAL RESOURCES:

- [Accessory Dwelling Unit Web page](#)

# ACCESSORY DWELLING UNITS FAQ

## WHAT IS AN ADU?

An attached or detached residential dwelling unit that is 1,200 square feet in size or less, provides complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on a lot with a proposed or existing single dwelling unit or multiple dwelling units

## WHAT IS A JUNIOR ADU (JADU)?

A dwelling unit that is 500 square feet or less in size and is contained entirely within an existing or proposed single dwelling unit on a residential single dwelling lot. A JADU may include separate sanitation facilities or may share sanitation facilities with the single dwelling unit.

## WHERE CAN I BUILD AN ADU?

ADUs are allowed in all zones allowing residential uses where there is a proposed or existing dwelling.

## IN ADDITION TO THE PRIMARY DWELLING, HOW MANY ADUS CAN I BUILD ON A SINGLE LOT?

On lots zoned for single-family with an existing or proposed single dwelling unit, one ADU and one JADU may be constructed. On lots with existing or proposed multifamily residential uses, up to two detached ADUs may be constructed on the lot, up to 25% of the total unit count may be built within the envelope of the existing multifamily structure in those areas that are considered habitable, and there is no limit to the number of ADUs allowed within non-living spaces.

## CAN I RENT OUT MY ADU AS A SHORT-TERM VACATION RENTAL?

No. An ADU or JADU cannot be used for a rental term of less than 31 consecutive days.

# ACCESSORY DWELLING UNITS FAQ

## WHAT ARE THE SIZE LIMITATIONS FOR AN ADU?

An ADU may not exceed 1,200 square feet and a Junior ADU may be up to 500 square feet.

## WHAT ARE THE SETBACK AND LOT COVERAGE REQUIREMENTS FOR AN ADU?

ADUs and JADUs are subject to the floor area ration and lot coverage requirements of the base zone, except that 1 ADU measuring 800 square feet may be constructed regardless of existing FAR or coverage on the premises. The front yard and side street yard setbacks of the zone apply to ADUs, but ADUs may be built to the property line of the interior side yard and the rear yard.

## IS PARKING REQUIRED FOR AN ADU?

ADUs are exempt from providing parking.

## CAN I CONVERT MY EXISTING ACCESSORY STRUCTURE INTO AN ADU?

Yes. The conversion of an accessory structure such as a garage is a common method for the development of an ADU and the existing height and setbacks may remain. Also, If when an accessory structure is converted an existing parking space is lost, the lost parking space is not required to be replaced.

## SHOULD I HIRE A PROFESSIONAL TO DESIGN MY ADU?

Although not required, it may be helpful to hire a professional to assist in the design process. Plans must meet the City of San Diego submittal guidelines for a building permit. Permit-ready, no-cost building plans from the County of San Diego and the City of Encinitas are available and may be accepted.

## DID YOU KNOW?

There are many local and national trends that guide the development of housing-related programs, plans, and requirements that address housing affordability for families of all income levels and in-unit accessibility for aging populations. This section provides an overview of the housing unit replacement requirements set forth by the California Housing Crisis Act of 2019, which is scheduled to sunset in 2025; as well as a one-page guide for developers that wish to increase in-unit accessibility to help address the needs of San Diego's aging population.

# DWELLING UNIT PROTECTION REGULATIONS FAQ

## WHAT ARE THE DWELLING UNIT PROTECTION REGULATIONS?

The Dwelling Unit Protection Regulations are required under the state Housing Crisis Act of 2019 to ensure that the number of dwelling units present on a site is not reduced as a result of a new housing development project.

The Dwelling Unit Protection Regulations implement the dwelling unit and protected dwelling unit replacement provisions of SB 330 precisely, with no additional regulations or requirements. The new division will sunset on January 1, 2025, consistent with the sunset of SB 330.

## WHAT ARE THE REQUIREMENTS OF THE REGULATIONS?

Any single-family, multi-family, residential mixed use, transitional housing, or permanent supportive housing project that requires a demolition or conversion of existing units, is required to provide at least as many units as those lost.

## ARE THERE AFFORDABILITY REQUIREMENTS ASSOCIATED WITH THE REGULATIONS?

Yes. The regulations require that "protected dwelling units" affordable to very low or low income households (including both deed-restricted units and units occupied by such households without a deed-restriction in place) be replaced with deed-restricted units affordable to very low and low income households.



# LOW-COST/IN-UNIT ACCESSIBILITY RECOMMENDATIONS

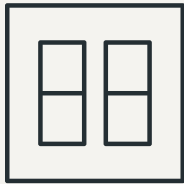
## WHY DO WE NEED ACCESSIBLE UNITS?

It is important that all San Diegans have housing choices available to meet their individual needs. The population of older adults is growing and it is important to prepare for this demographic shift through housing options that help seniors live closer to services and amenities as they become less mobile. Housing options within village areas should meet a variety of needs and ability levels to decrease reliance on single occupancy vehicles, especially for those with limited mobility.

## WHAT CAN DEVELOPERS DO TO INCREASE ACCESSIBILITY IN DWELLING UNITS?

There are many accessible features that can be incorporated into new units at little to no additional cost. Increased lighting options, hardware that is easily operated with limited use of hand muscles, and strategically located outlets can all increase in-unit accessibility; making homes safer and more comfortable for residents of all ages and abilities. See below for examples of in-unit accessibility features:

- Raise the outlets - A height between 18 and 24 inches above the floor is ideal
- Lower the light switches - Switches should ideally be located between 36 and 44 inches above the floor
- Use paddle style light switches - These switches are easier to operate for those with arthritis or an injury
- Incorporate lever style hardware - Door handles and faucets with lever-style hardware are easier to operate than knobs
- Widen the door frames - Door frames should be between 30 and 44 inches wide to allow room for walkers or wheelchairs
- Incorporate task-lighting over the sink, stove, and other work areas
- Install showers instead of bathtubs - Showers without a step provide an opportunity for easier access



*Paddle or Rocker Style switches are easier to operate for many with limited ability*



*Lever handle hardware on doorknobs, sinks, and other fixtures are easier to use than turn-style knobs*



The logo for SD Planning features the letters 'SD' in a bold, blue, sans-serif font. To the right of the letters is a stylized graphic consisting of two overlapping semi-circular shapes: a yellow one on top and a teal one on the bottom, both curving towards the right.

# SD Planning