



City of San Diego
Development Services

Affordable In-Fill Housing and Sustainable Buildings Expedite Program

FORM
DS-531

July 2020

Project Name

Project Address:

DSD Project Number:

If you are providing affordable housing (in-fill development) and/or sustainable buildings, the Development Services Department offers an expedited permit processing service. The Expedite Program utilizes a streamlined land development review process that is faster than the standard permit process. The program goal is to cut the permit process time in half and thereby provide direct financial savings for affordable housing and sustainable building developers. This expedite program is optional, and participation in the program requires supplemental fees for discretionary approvals (see [Information Bulletin 503](#))

Section 1: Eligibility Requirements

If you wish to enter into the Expedite Program, your project must meet the affordable in-fill and/or sustainable eligibility requirements of [San Diego Municipal Code \(SDMC\) 143.0915](#), [City Council Policy \(CP\) 600-27](#), and [Information Bulletin 538](#). Please identify on the checklist below how your project is eligible for the Expedite Program:

- A. Residential Development:** Projects where at least 10 percent of the units are set aside for households with an income at or below 60 percent area median income (AMI) for rental units, and at or below 100 percent AMI for for-sale units, or 15 percent at or below 120 percent AMI for for-sale units as set forth in Chapter 14, Article 2, and Division 13: Inclusionary Housing Regulations. (Rental units: read and sign Section 3 below.)
- B. Residential Development:** Projects receiving funding as a result of a public/private partnership with the City, or a City agency, or are located on City-owned real property, of which at least 15 percent of the total units are affordable to households with an income at or below 120 percent AMI.
- C. Residential Development:** Projects subject to a Federal, State or Local governmental agreement that restricts tenancy and rents at or below 80 percent AMI. (Rental units: read and sign Section 3 below.)
- D. Urban Infill Housing Development:** Projects of ten units or more within [Transit Priority Areas](#) provided that all of the dwelling units are affordable to households earning no more than 150 percent AMI for both rental and for-sale. (Rental units: read and sign Section 3 below.)
- E. Mixed-Use Development:** Projects that combine residential with other land uses where at least 50 percent of the gross floor area of the entire project site is dedicated to residential use. The residential affordable dwelling units must meet the criteria as outlined within Information Bulletin 538.
- F. Promise Zone:** Any commercial, industrial, residential development project located within the boundaries of the federally designated [San Diego Promise Zone](#).
- G. Sustainable Development:** Residential and non-residential development that incorporate the Mandatory and Voluntary Tier 1 and Tier 2 Measures of the Title 24, Part 11 California Green Building Standards Code (CGBSC).

Section 2: Commitment Requirement

By my signature below, I hereby request expedited permit processing through the In-Fill Expedite Program, and agree to provide affordable, and/or sustainable development components indicated in the checklist above. I acknowledge that if I elect to withdraw either the affordable or sustainable component from the project, my project will be removed from the Expedite Program, my application will be expired, expended monies will not be refunded, and I will be required to resubmit a new application and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

(Print) Name

Signature

Date

Section 3: For-Rent Affordable Housing Projects

I acknowledge that I am voluntarily providing on-site affordable rental units, and that to ensure compliance with the Costa-Hawkins Rental Housing Act, I am requesting that the City provide specific regulatory incentives and/or concessions that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations ("development incentives"). I further acknowledge that I will enter into a contract with a public entity, which may include the San Diego Housing Commission, providing for affordable units as referenced above. The contract shall comply with the requirements of the Inclusionary Implementing and Monitoring Procedures Manual. I agree to execute the public agency contract in consideration of my receipt of development incentives.

(Print) Name

Signature

Date