



Housing Action Package 2.0

The Housing Action Package 2.0 aims to implement state law to allow the construction of more new homes near transit, provide protections to existing residents, increase the supply of land available for new home development and incentivize and promote new home opportunities in all communities that San Diegans of all income levels can afford.

PROPOSED ACTIONS

The following actions are proposed to be included in the Housing Action Package 2.0, with further details to be informed through ongoing community feedback.

Program	Details
SB 10 Implementation	Senate Bill 10, which was passed by the state legislature in 2021, allows a city to implement a program to approve projects that build up to 10 homes per multi-family zoned parcels in a transit rich area through a streamlined process, with a potential option for additional homes on single-family zoned parcels in transit rich areas. The additional homes would be allowed subject to certain regulations, including the provision of onsite affordable homes.
Accessory Dwelling Unit (ADU) Density Bonus and Accessible ADU Programs	The ADU Bonus Density Program regulations are intended to allow for development of ADUs throughout the City in a streamlined, cost-efficient manner. The City will be conducting an analysis to determine ways to incentivize the production of low and very low-income ADU homes while maintaining or improving the current level of production under the program, as well as identifying incentives for property owners to construct ADA accessible ADU homes.
Affordable Housing Anti-Displacement Protection	This action would strengthen the City's regulations to protect tenants who could be displaced by the construction of new homes.
Complete Communities Housing Solutions Refinements	Complete Communities Housing Solutions was approved in 2020. This action would include certain refinements aimed at incentivizing the production of new homes for families of all sizes, including potential new incentives for homes with three or more bedrooms and moderate-income households.
Homes on Underutilized Commercial Sites	Vacant or underused retail, office, and shopping center sites may be appropriate locations for new homes. This action would include new development incentives for new affordable homes on these vacant or underused sites.

Program	Details
Incentivize Discontinuation of Harmful Uses Near Sensitive Residential Uses	This action is intended to amend regulations that initiate the conversion of uses that are incompatible with homes and no longer comply with the uses that are allowed in the zone. This will encourage the construction of new homes in areas where that housing is planned for and remove uses that reduce quality of life for the residents in those areas. For example, sites that are currently zoned for residential uses but continue to utilize previously conforming industrial uses can be incompatible with the City's housing and environmental justice goals. These sites typically occur in traditionally underserved communities and create environmental justice concerns while also stymying the construction of new homes.
Off-Site Density Bonus and Inclusionary Housing Requirements	Affordable homes developed through the City's density bonus and inclusionary housing programs can be built off-site in specific areas. This action would amend these policies to further fair housing and provide affordable homes where they do not currently exist.
Single Room Occupancy (SRO) Home Incentives	Single-room occupancy (SRO) homes are a housing type that results in homes for people at a low cost and may be available for residents at risk of homelessness. This action would include development incentives to construct new SRO homes to provide more living options for people with very limited income.
Student Housing	San Diego is facing a lack of student housing, which contributes to a lack of housing otherwise available for the non-student population. This action would allow for private, dormitory style efficiency homes in multifamily locations near universities in areas located close to transit.

ANTICIPATED SCHEDULE



Input from the public is encouraged throughout the process. Beginning in September, the Planning Department will host a series of public workshops. Please sign up to stay informed on these workshop details at <https://www.sandiego.gov/planning/programs/housing-action-package>.

FUTURE ACTIONS AND OTHER ITEMS

In addition to the proposed amendments included in the Housing Action Package 2.0, Homes for All of Us also includes a new citywide framework for community planning called Blueprint SD that will help meet the City's housing and climate goals. Learn more at www.sandiego.gov/blueprints.

The Planning Department also regularly updates the Land Development Code through annual updates. Learn more at www.sandiego.gov/planning/programs/lcd-updates.