



HELPING CLOSE THE HOUSING AFFORDABILITY GAP

Planning Commission
June 21, 2018

SAN DIEGO'S HOUSING GAP



- ✓ Regionwide median home price **\$605K**



- ✓ Average over **\$1,500** spent in rent on a one-bedroom apartment

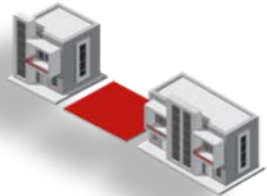


- ✓ **60%** of renters spend >30% towards rent



- ✓ Approx. **\$2.5B** in economic loss due to high housing costs

CLOSING THE HOUSING GAP



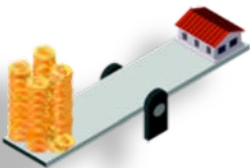
IDENTIFY “HOT SPOTS”

- ✓ Infill development
- ✓ Intensify housing in transit areas
- ✓ Add units to existing single-family homes




Remove Barriers

- ✓ More ‘by-right’ development opportunities
- ✓ Accelerate land-use approvals
- ✓ Promote affordable housing development



Reduce the Cost

- ✓ Align impact fees with housing objectives
- ✓ Prioritize state/local funding

HousingSD 	Completed	In Progress
Companion Unit Incentives		
Streamlined Env. Review (CEQA 15183 Checklist)		
Affordable/Infill and Sustainable Expedite Program		
Affordable Housing Ordinance Update		
11 th Land Development Code Update		
Housing Inventory Annual Report		
Mixed Use Zoning Package		
Development Impact Fee Calculations		
Parks Master Plan		
Transit Priority Area Parking Standards		
Mobility and VMT Thresholds		
Live/Work Ordinance		
12 th Land Development Code Update		
Comprehensive Community Plan Updates		On-Going

COMPANION (2ND DWELLING) UNITS



No SPECIAL HEIGHT LIMITS

- ✓ Same as base zone allowance
- ✓ Units over garages



Expanded Setback Allowances

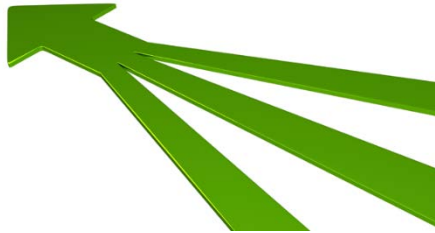
- ✓ Same as base zone
- ✓ Zero-setback on alleys



Reduced Parking Requirements

- ✓ No additional parking required within Transit Priority Area

STREAMLINED ENVIRONMENTAL REVIEW



CEQA TIERING

- ✓ Consistent with established densities and certified Program EIR
- ✓ Recently adopted Community Plan updates
- ✓ CAP consistency

AFFORDABLE EXPEDITE PROGRAM



DECREASE TIME

- ✓ Reduce discretionary review process
- ✓ Decreased costs



INCREASE FLEXIBILITY

- ✓ Allows more deviations
- ✓ Expands eligibility

AFFORDABLE HOUSING DENSITY BONUS



INCREASING DENSITY BONUS

- ✓ State Law allows up to 35%
- ✓ City allows up to 50%



REWARD RULE FOLLOWERS

- ✓ 10% additional density bonus if project does not use incentives/waivers



ENCOURAGES MICRO-UNITS

- ✓ 100% density bonus
- ✓ No deviations from standards

11TH CODE UPDATE



46 AMENDMENTS

- ✓ Simplifying rules
- ✓ Streamline permit processing

HOUSING INVENTORY ANNUAL REPORT



AFFORDABILITY

- ✓ Most recent available data
- ✓ Ownership and Rental



SUPPLY

- ✓ Single Family Housing
- ✓ Multi-family Housing
- ✓ Age of Housing Stock



PRODUCTION

- ✓ Housing Element Progress Reports

MIXED USE ZONING PACKAGE



IMPLEMENT COMMUNITY PLAN UPDATES

- ✓ New Zones
- ✓ Increased Flexibility



FOSTER TOD

- ✓ Housing near transit
- ✓ Promote transit, bicycle, and pedestrian activity

DEVELOPMENT IMPACT FEE CALCULATIONS



ANALYSIS

- ✓ Current calculation process
- ✓ Methodologies and procedures



PROGRESS

- ✓ Companion units exempt
- ✓ Junior units exempt

PARKS MASTER PLAN



CURRENTLY UNDERWAY

- ✓ Public workshops throughout the Summer
- ✓ Approximate 3-year process



VISION FOR THE FUTURE

- ✓ Parks and recreation facilities
- ✓ Address inequities
- ✓ Explore park equivalencies

TPA PARKING STANDARDS



PARKING REDUCTIONS

- ✓ Reduced costs
- ✓ Increased development potential



THREE STEP PROCESS - PROGRESS

- ✓ Review relevant studies – Completed
- ✓ Stakeholder Interviews – Completed
- ✓ Analyze parking demand

VMT & MOBILITY THRESHOLDS



VMT OFFERS THE FOLLOWING:

- ✓ Connectivity over capacity
- ✓ Reduces mitigation burden on infill projects
- ✓ Facilitates pedestrian, bike & transit improvements
- ✓ Looks at mobility holistically
- ✓ Updating CEQA Thresholds from LOS to VMT

LIVE/WORK ORDINANCE



INCREASED FLEXIBILITY

- ✓ Industrial or Commercial buildings
- ✓ Integrated living space
- ✓ Allowed in more zones

12TH CODE UPDATE



ADDITIONAL STREAMLINING

- ✓ Currently vetting stakeholder input

COMMUNITY PLAN UPDATES



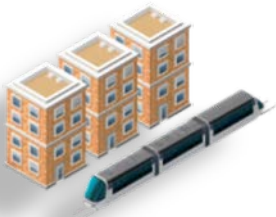
CITY OF VILLAGES

- ✓ Increase density/intensity along TPA
- ✓ 'By-Right' Development



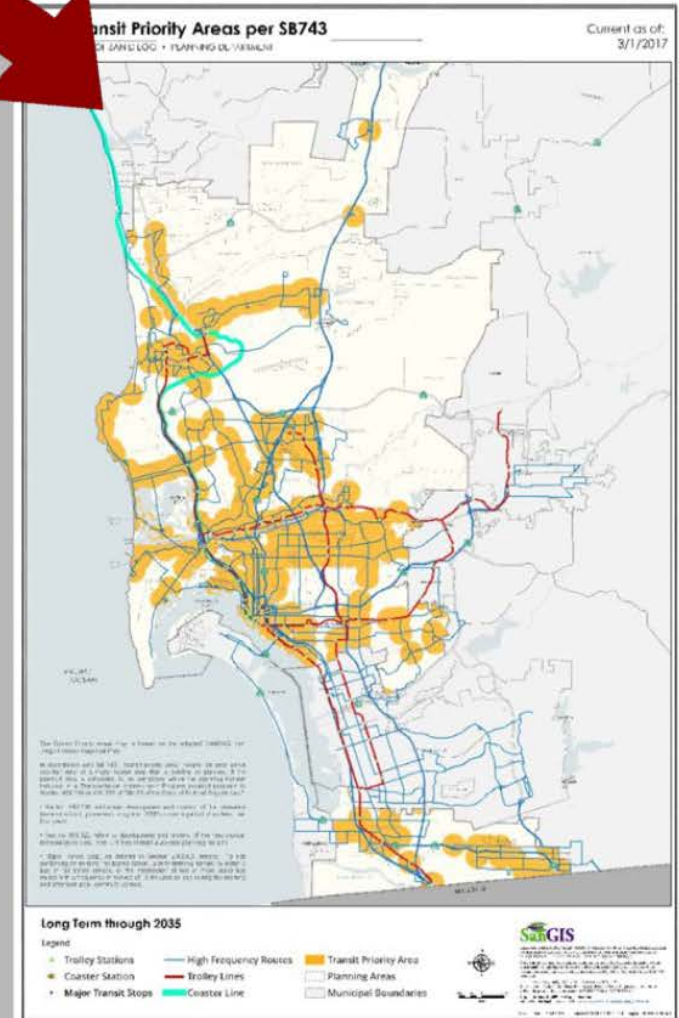
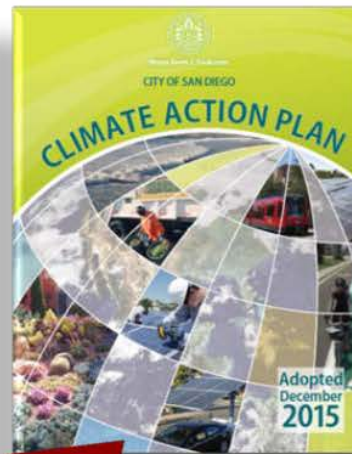
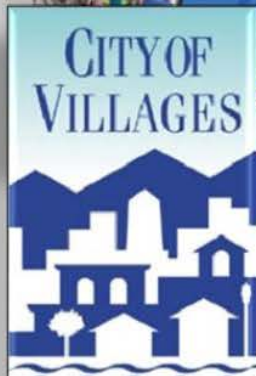
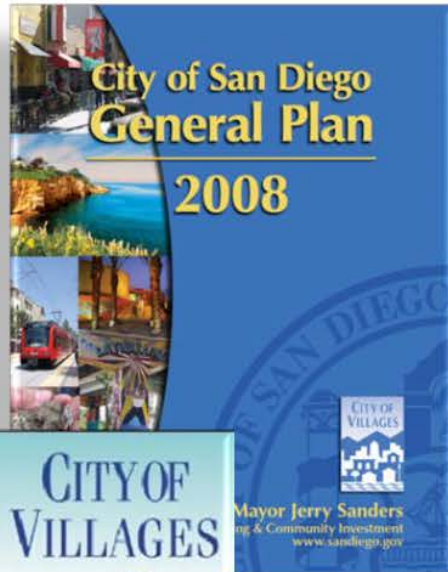
EXPEDITED CEQA REVIEW

- ✓ CEQA §15183
- ✓ CAP Consistency Checklist (GHG compliance)



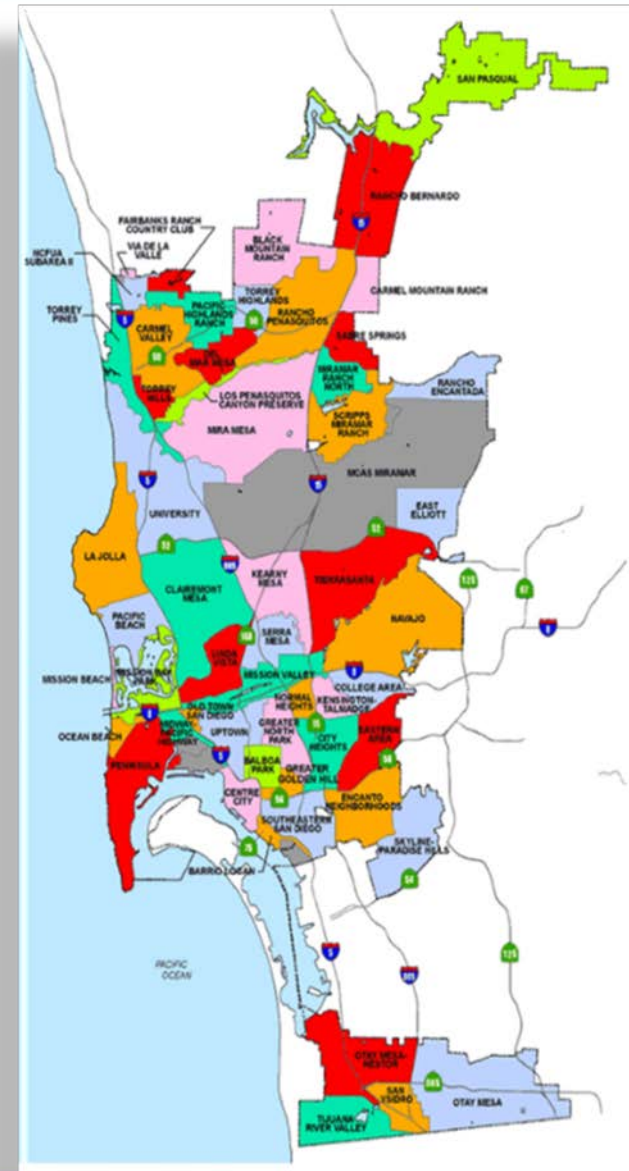
UPDATED FACILITIES FINANCING PLANS

- ✓ Remove outdated/unnecessary projects
- ✓ Balance growth with infrastructure



COMMUNITY PLAN UPDATES

- ✓ 49 COMMUNITY PLANS
- ✓ 10 CPUs COMPLETED/AMENDED
- ✓ ADDED CAPACITY FOR 30K RESIDENTIAL UNITS
- ✓ 8 CPUs IN PROGRESS



QUESTIONS?

