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
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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
Housing SD

Priority Areas per SB743

City of San Diego
General Plan
2008

City of Villages
Mayor Jerry Sanders
City & Community Investment

Climate Action Plan
Adopted December 2015

City of San Diego
CLIMATE ACTION PLAN

sandiego.gov
COMMUNITY PLAN UPDATES

- 49 COMMUNITY PLANS
- 10 CPUS COMPLETED/AMENDED
- ADDED CAPACITY FOR 30K RESIDENTIAL UNITS
- 8 CPUS IN PROGRESS
QUESTIONS?