

Hope for Homes

Housing Workshop
City of San Diego Planning Commission
June 21, 2018

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Executive Director and General Counsel
Circulate San Diego





- *Transit*
- *Active Transportation*
- *Sustainable Growth*

Real Opportunity

How San Diego's Metropolitan Transit System can transform empty parking lots into affordable homes



A #PlanDiego
Report

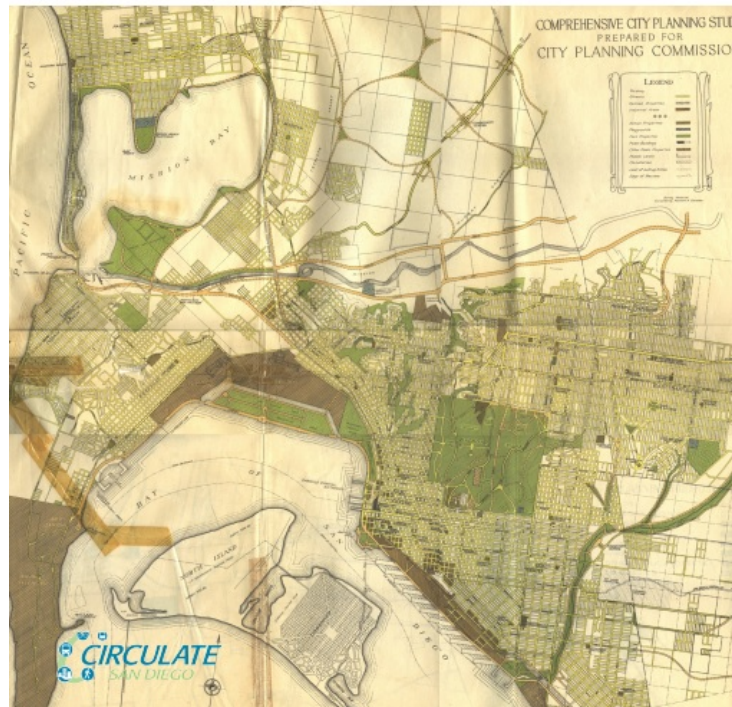
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Transit Oriented Development

A strategy for the City of San Diego to advance the climate, affordability, and the economy



<http://www.circulatesd.org/todreport>

- Enhance Affordable Homes Bonus Program
- Traffic
- Parking
- Floor Area Ratio
- Development Fees





Early Win for Affordable Homes Bonus Program

An Initial Evaluation of the City of San Diego's Innovative Tool for Affordable Homes

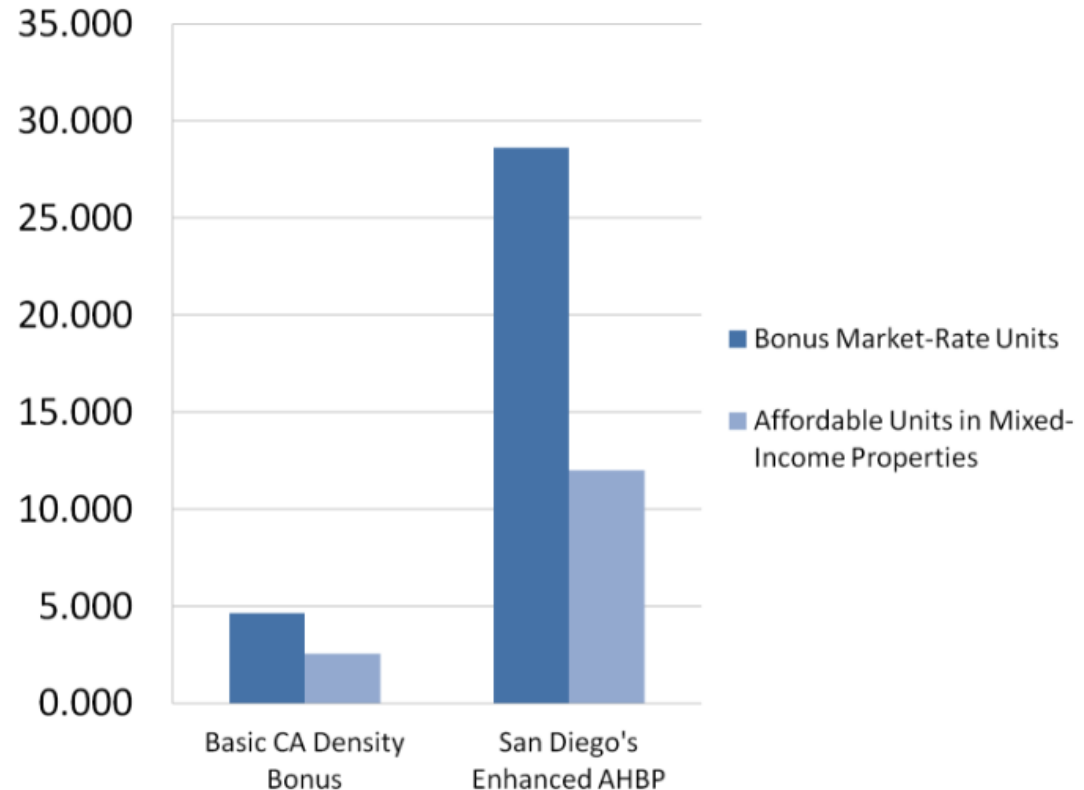


- Recommendation: Implement and enhance Affordable Homes Bonus Program
- Status: Adopted 2017

Affordable Homes Bonus Program Success

- AHBP is set to produce:
 - 900% increase per month for projects
 - 473% increase per month for affordable units
 - 453 % increase per month for combined affordable and market-rate homes

Home Production Per Month





- Allow developments near transit to provide:
 - Less parking
 - Satisfy some parking requirements with alternative transportation choices



- Mayor's Housing SD Plan
- Parking in TPAs reduced under Bonus Program
- TPA Parking Standard study currently underway




- Remove incentive to build fewer large units
- Companion Units exempted from DIF, April 2018
- DIF structure study currently underway



- Fees:
 - Provide fee credits to commercial developments near transit
 - Replace transportation fees with VMT fees
- Parking – Elimination of parking minimums in downtown San Diego
- Traffic – Update Regional Traffic Impact Study
- Floor Area Ratio (FAR) – Allow purchase of FAR to fund Housing Trust Fund


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<http://circulatesd.org/realopportunity>



“Real Opportunity” – Report on MTS Real Estate



“Real Opportunity” – MTS Real Estate By the Numbers

- 15 Opportunity Sites
- 57 Acres
- 8,000 Unit Capacity
 - Assuming 109 DU/Acre
(Grantville Zoning)
 - Assuming SD and CA Bonuses
- 3,000 Affordable Units
 - Assuming 35 % portfolio-wide



Thank you!

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