

# Strategies and Case Studies for Successful Affordable Housing

City of San Diego

HousingSD 

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# SAN DIEGO'S HOUSING GAP



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



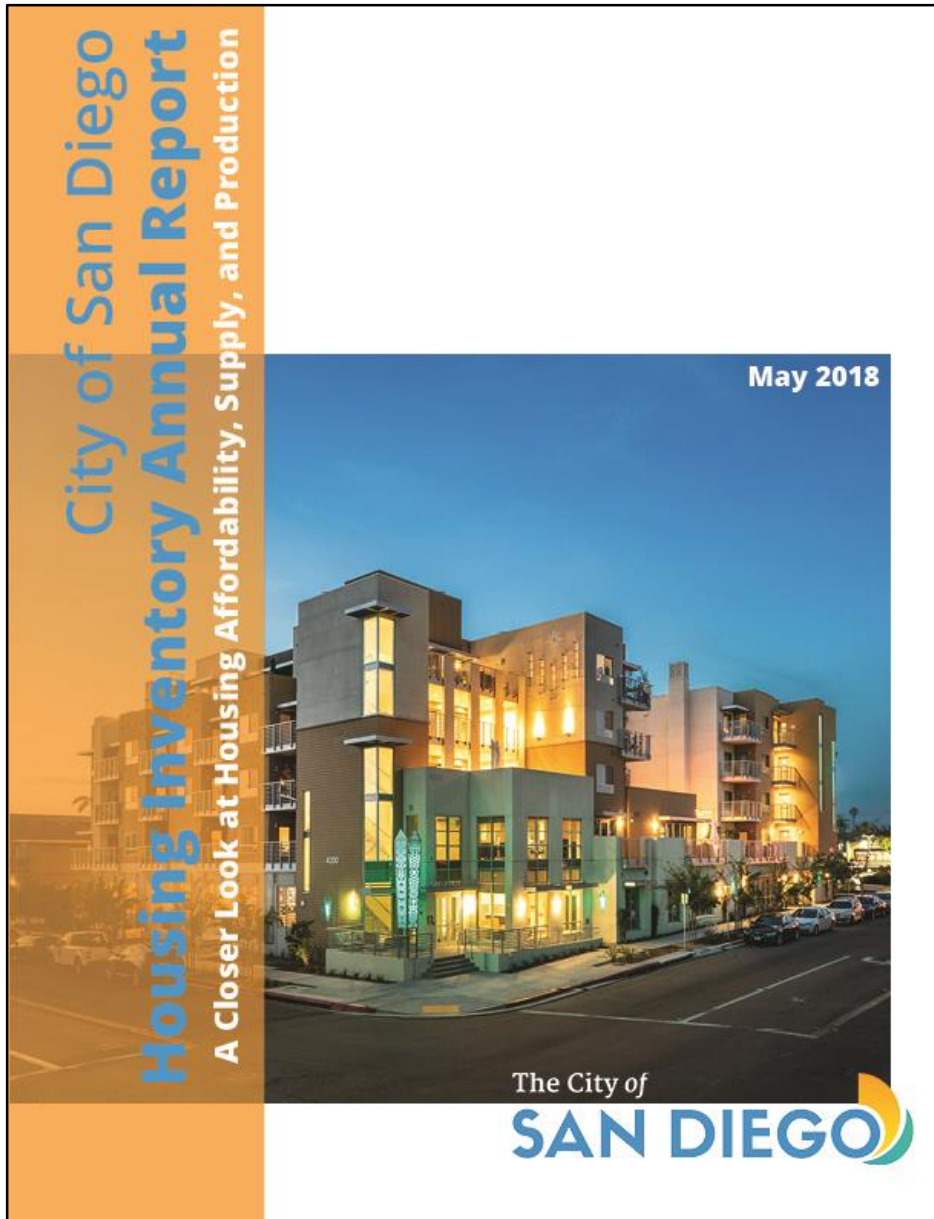
- ✓ Average over **\$1,500** spent in rent on a one-bedroom apartment



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



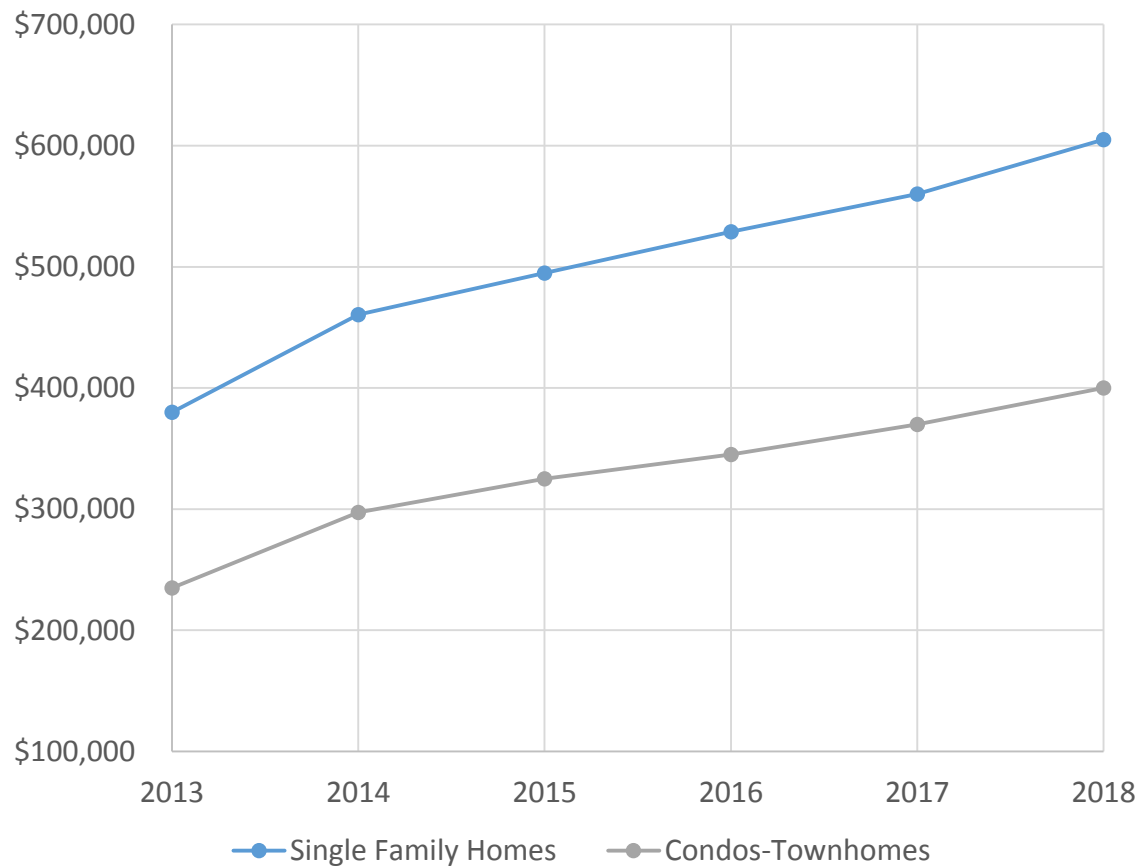
- ✓ Approx. **\$2.5B** in economic loss due to high housing costs



- Trends
- Housing Supply
- Projections
- What We Have Done

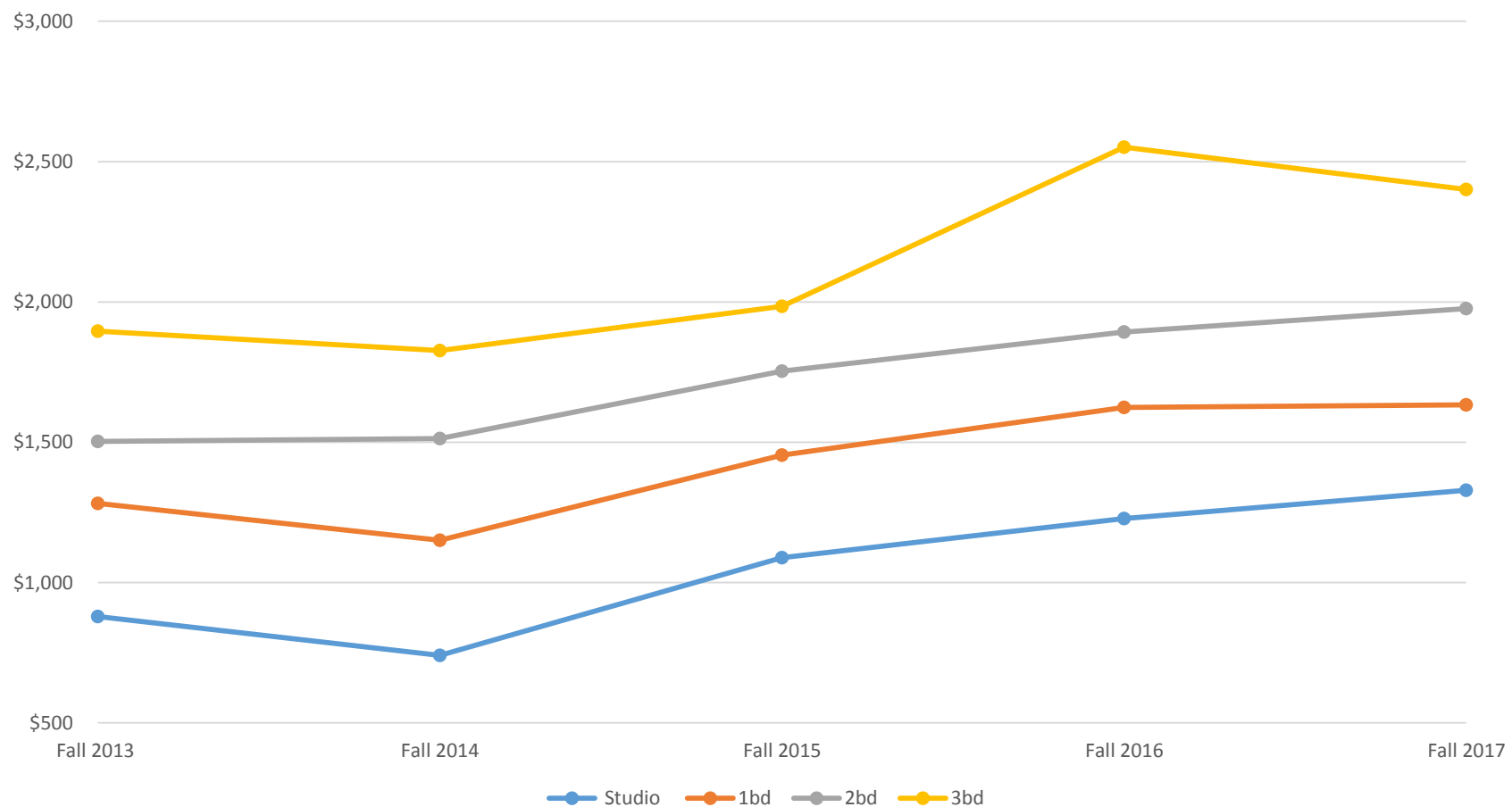
# Home Sales Price

## Regional Median Home Sales Price



# Rental Rates

## Citywide Average Monthly Rental Rate by Unit Type



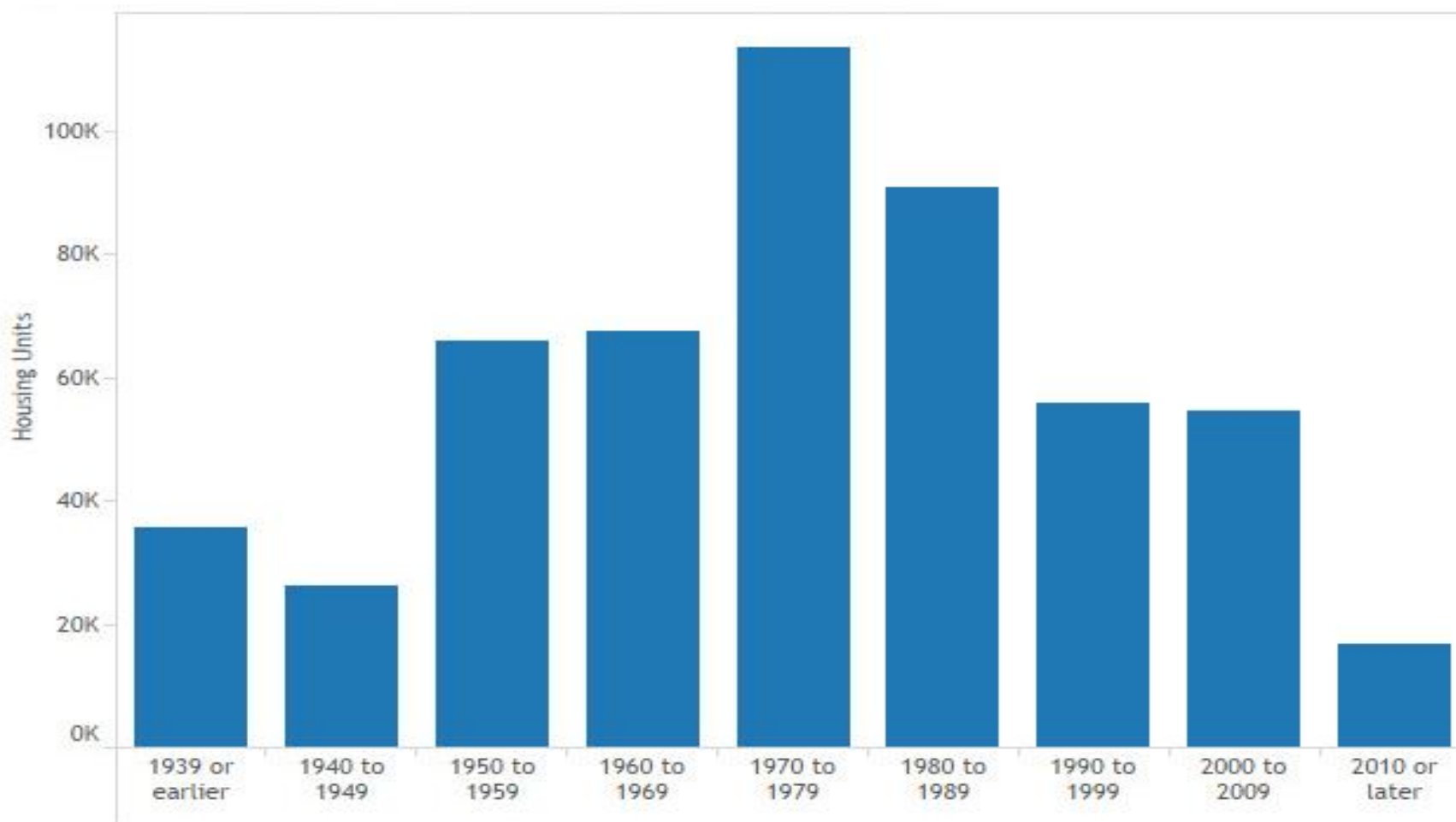
# Housing Supply

## City of San Diego Total Housing Supply

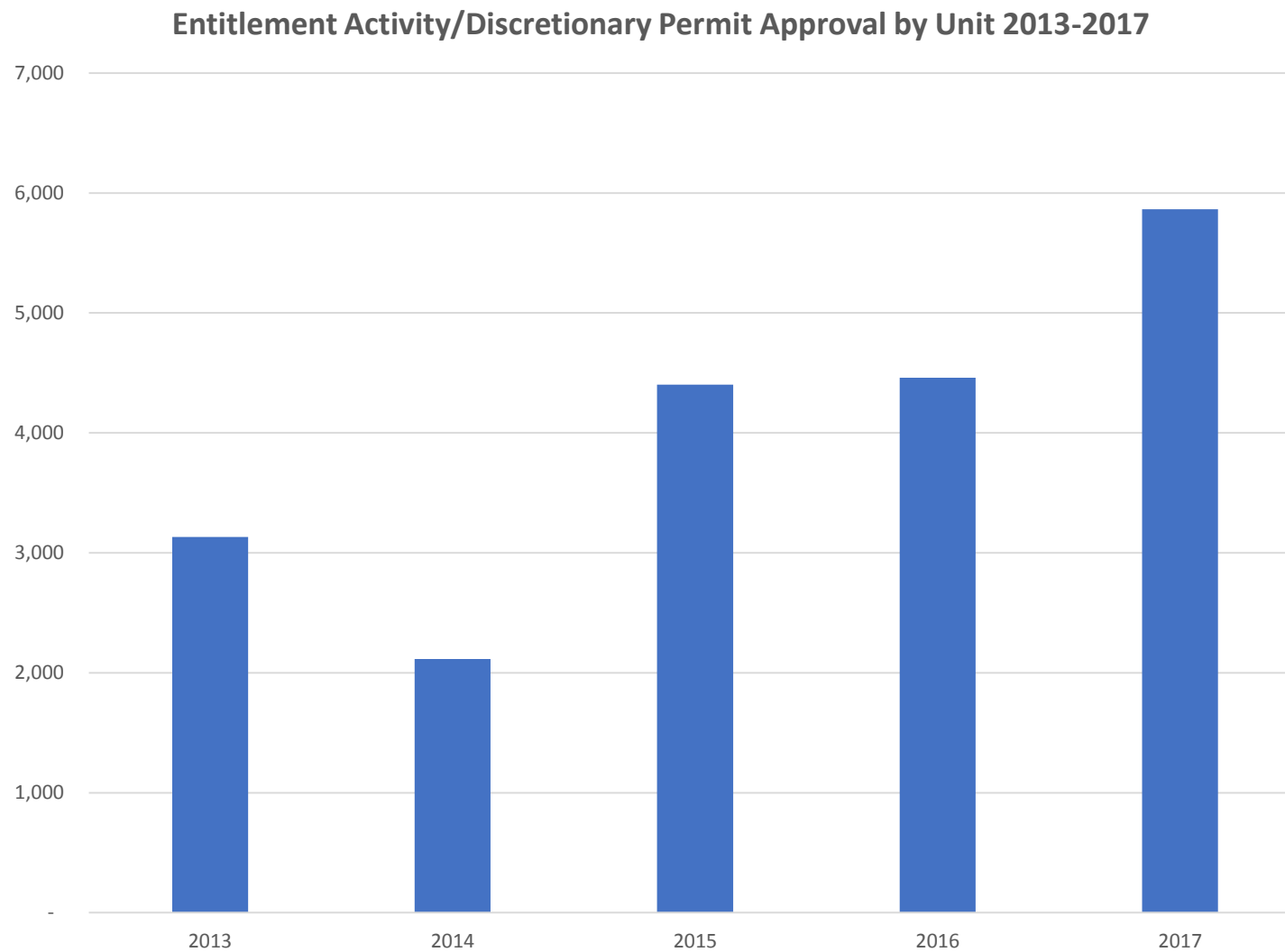
Single Family	286,205	54%
Multi-Family	240,844	46%
Total	527,049	–

Source: U.S. Census Data: 2012-2016 American Community Survey (ACS)

## City of San Diego Existing Housing Units Built per Decade

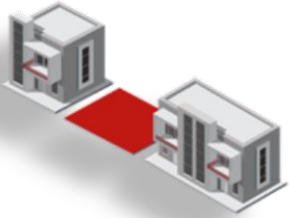


## Discretionary Permits





# CLOSING THE HOUSING GAP



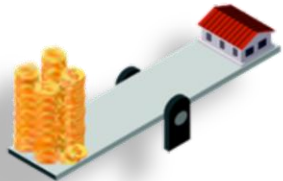
## IDENTIFY “HOT SPOTS”

- ✓ Infill development
- ✓ Intensify housing in transit areas
- ✓ Add units to existing single-family homes (ADUs)
- ✓ Meet the “Middle” Housing need



## Remove Barriers

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



## Reduce the Cost

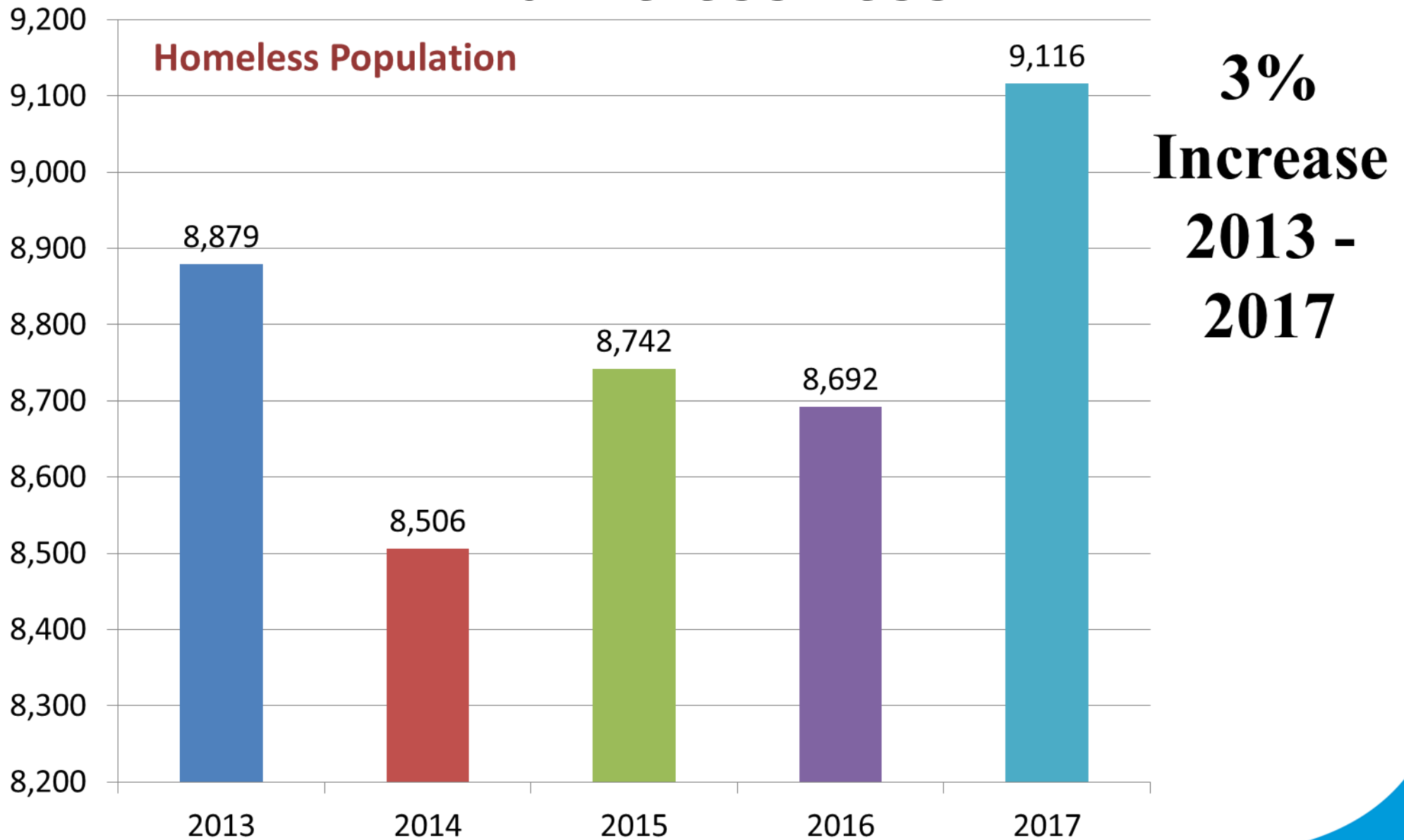
- ✓ Identify City opportunities
- ✓ Align impact fees with housing objectives
- ✓ Prioritize state/local funding

# Solutions at all Levels



**Homelessness**  
**Affordable**  
**Middle Income**  
**Non-Traditional**  
**CEQA**

# Homelessness



# Homelessness Solutions

- Sanitation
- Campground
- Parking Lots
- Service Center – One Stop
- Storage Facility
- Permanent Supportive Housing
  - New Construction
  - Motel Conversion
  - Business Office Conversion



# “San Diego Launches Campground For The Homeless.” – KPBS

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# Affordable Housing Supply





# Density Bonus

- Incorporated four Assembly Bills
- Expanded & clarified existing regulations
  - Increased max density bonus from 35% to 50%
  - Increased the number of available incentives from 3 to 5
  - Micro Unit 100% Density Bonus
  - Reduced parking requirements in Transit Priority Areas
  - Created an off-site option

# Density Bonus in Practice

- State max:  
20% low income = 35% bonus  
135 units, 20 restricted, 115 unrestricted
- City max:  
33% low income = 50% bonus  
150 units, 33 restricted, 117 unrestricted



# Process and Planning Solutions



# Process and Planning Solutions

## Development Services Department

- Self Certification Process
- Sustainable Expedite Program
- Fee Modifications

## Planning Department

- Land Development Code Updates
- Community Plan Updates

# Other Housing Incentives

- Accessory Dwelling Units (ADU's)
- Utilization of a Development Permit (Extension)
- Development Impact Fee Deferral
- Promise Zone Designation
- Shared Parking



# Community Plan Updates

Additional Housing Capacity in Community Plan Updates and Amendments (2013-2017)		
Community Plan	Adoption Year	Additional Housing Capacity (Units)
North Park	2016	2,275
Uptown	2016	0
Golden Hill	2016	45
San Ysidro	2016	1,760
Ocean Beach	2015	102
Southeastern San Diego	2015	3,010
Encanto	2015	7,874
Grantville (Navajo)	2015	8,275
Chollas Triangle (Eastern Area)	2015	75
Otay Mesa	2014	6,374
Total		29,790
Source: City of San Diego Planning Department		

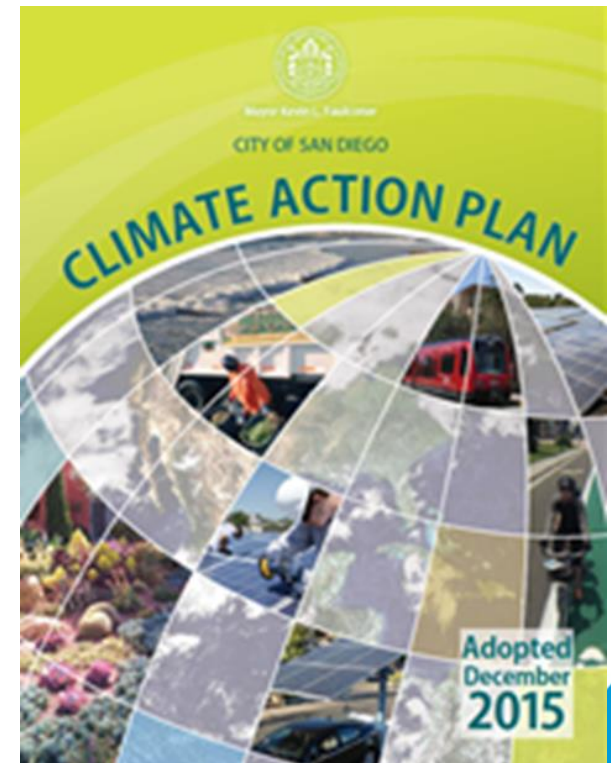


# Early Success Story - Grantville



# CEQA STREAMLINING

- **Climate Action Plan and Checklist (15183.5)**
- **Community Plan Updates (15183)**
- **Code Amendments for Paleontological Resources (Regulatory Compliance)**



# CAP CHECKLIST

- **If Consistent in Land Use and Zoning**

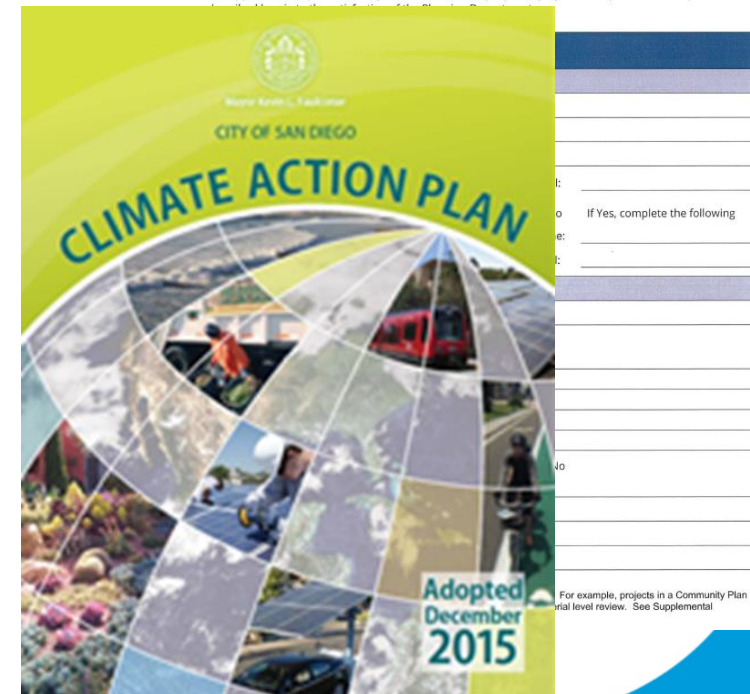
- ✓ **Tier off CAP EIR for GHG**

- ✓ **Form Based Checklist**

- ✓ **Reduced Time and Cost**

**SD** CAP CONSISTENCY CHECKLIST  
SUBMITTAL APPLICATION

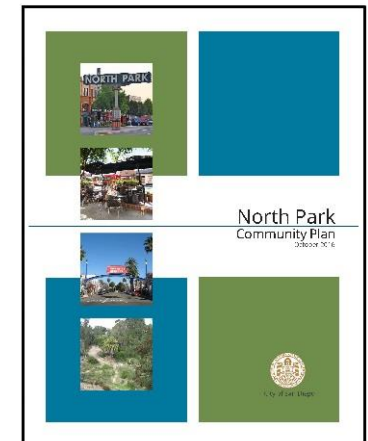
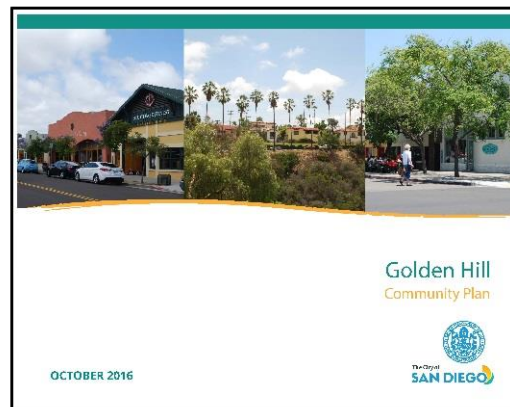
- ✓ The Checklist is required only for projects subject to CEQA review.<sup>2</sup>
- ✓ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ✓ The requirements in the Checklist will be included in the project's conditions of approval.
- ✓ The applicant must provide an explanation of how the proposed project will implement the requirements





# COMMUNITY PLAN UPDATES (15183)

- Tiering off Program EIRs
- Checklist for Determining Consistency
- **Nine CPUs and Counting!**





# PALEONTOLOGICAL RESOURCES

- Existing Monitoring Requirement
  - Grading and Resource Mapping
  - Standard Mitigation
- Adopted Grading Thresholds
- CEQA Streamlining through Regulatory Compliance



# CEQA STREAMLINING TOOLS

Infill Exemption (Guideline Section 15332)

Affordable Housing Exemption (CCR § 15194(b)-(d))

Residential Project Consistent With Specific Plan Exemption

Specific Plan Exemption (CCR § 21155.4(2))

Community Plan Exemption (PRC Section 21083.3; 15183)

Infill Project Exemption (Guideline Section 15183.3)

Transit Priority Project Exemption (CA PRC Section 21155.1)















# IMPLEMENTATION

**Empower Applicants to identify Streamlining Tools**

**Don't jump to the Technical Report**

**What is asked for the streamlining?**

- Regulatory Compliance
- Tiering opportunities
- Preparing Project Description and Exemption Reasons

HousingSD 	Completed	In Progress
Companion Unit Incentives		
Streamlined Env. Review (CEQA 15183 Checklist)		
Affordable/Infill and Sustainable Expedite Program		
Affordable Housing Ordinance Update		
2017 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		
2018 Land Development Code Update		
Comprehensive Community Plan Updates		On-Going

