**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

- Single Family Homes
- Condos-Townhomes
Rental Rates

Citywide Average Monthly Rental Rate by Unit Type
# Housing Supply

## City of San Diego Total Housing Supply

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>286,205</td>
<td>54%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>240,844</td>
<td>46%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>527,049</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Source: U.S. Census Data: 2012-2016 American Community Survey (ACS)*
City of San Diego Existing Housing Units Built per Decade

- 1939 or earlier
- 1940 to 1949
- 1950 to 1959
- 1960 to 1969
- 1970 to 1979
- 1980 to 1989
- 1990 to 1999
- 2000 to 2009
- 2010 or later
Discretionary Permits

Entitlement Activity/Discretionary Permit Approval by Unit 2013-2017
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

Homeless Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>8,879</td>
</tr>
<tr>
<td>2014</td>
<td>8,506</td>
</tr>
<tr>
<td>2015</td>
<td>8,742</td>
</tr>
<tr>
<td>2016</td>
<td>8,692</td>
</tr>
<tr>
<td>2017</td>
<td>9,116</td>
</tr>
</tbody>
</table>

3% Increase 2013 - 2017
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
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)

<table>
<thead>
<tr>
<th>Community Plan</th>
<th>Adoption Year</th>
<th>Additional Housing Capacity (Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Park</td>
<td>2016</td>
<td>2,275</td>
</tr>
<tr>
<td>Uptown</td>
<td>2016</td>
<td>0</td>
</tr>
<tr>
<td>Golden Hill</td>
<td>2016</td>
<td>45</td>
</tr>
<tr>
<td>San Ysidro</td>
<td>2016</td>
<td>1,760</td>
</tr>
<tr>
<td>Ocean Beach</td>
<td>2015</td>
<td>102</td>
</tr>
<tr>
<td>Southeastern San Diego</td>
<td>2015</td>
<td>3,010</td>
</tr>
<tr>
<td>Encanto</td>
<td>2015</td>
<td>7,874</td>
</tr>
<tr>
<td>Grantville (Navajo)</td>
<td>2015</td>
<td>8,275</td>
</tr>
<tr>
<td>Chollas Triangle (Eastern Area)</td>
<td>2015</td>
<td>75</td>
</tr>
<tr>
<td>Otay Mesa</td>
<td>2014</td>
<td>6,374</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>29,790</strong></td>
</tr>
</tbody>
</table>

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
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)
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
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Completed</th>
<th>In Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>Companion Unit Incentives</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Streamlined Env. Review (CEQA 15183 Checklist)</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Affordable/Infill and Sustainable Expedite Program</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Ordinance Update</td>
<td>✔️</td>
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<tr>
<td>2017 Land Development Code Update</td>
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<tr>
<td>Housing Inventory Annual Report</td>
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<tr>
<td>Mixed Use Zoning Package</td>
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<td>✔️</td>
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<tr>
<td>Development Impact Fee Calculations</td>
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<tr>
<td>Parks Master Plan</td>
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<tr>
<td>Transit Priority Area Parking Standards</td>
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<td>Mobility and VMT Thresholds</td>
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<td>Live/Work Ordinance</td>
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<tr>
<td>2018 Land Development Code Update</td>
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<td>✔️</td>
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<tr>
<td>Comprehensive Community Plan Updates</td>
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<td>On-Going</td>
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</tbody>
</table>
CONVENTIONAL THINKING DOESN'T

CHANGE THE WORLD,

CRAZY IDEAS DO.

ZERO DEAN