



SAN DIEGO  
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# San Diego Housing Commission (SDHC)

## Exploring Increased Density of SDHC's Affordable Housing Portfolio

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# Exploring Increased Density of SDHC Affordable Housing

## Introduction

**Mission:** SDHC fosters social and economic stability for vulnerable populations in the City of San Diego through quality affordable housing; opportunities for financial self-reliance; and homelessness solutions.

### **SDHC Major Programs:**

- Provide federal rental assistance to more than 17,000 households annually
- Homelessness Solutions
  - HOUSING FIRST – SAN DIEGO: More than 10,600 housing solutions created since November 2014
  - Administer City of San Diego Homeless Shelters and Services Programs
- Affordable Housing
  - Create and preserve affordable housing through housing finance, real estate development and land use programs
    - More than 24,000 units in service today
  - Own/manage more than 4,100 affordable rental housing units
- Advocate for housing policies



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio

- SDHC, including its nonprofit affiliate, owns or manages 4,120 affordable rental housing units.

| Types of Properties  |       |
|--|-------|
| Total Properties   | 175   |
| Total Housing Units  | 4,120 |
| Single-Room Occupancy (SRO)  | 1,166 |
| 1-Bedroom  | 1,077 |
| 2-Bedroom  | 1,013 |
| 3-Bedroom  | 741   |
| 4-Bedroom  | 102   |
| 5-Bedroom  | 16    |
| Accessory Dwelling Units<br>(1 studio, 2 1-Bedroom units, 1 2-Bedroom unit and 1 3-Bedroom unit) | 5     |



*Village North Senior Garden Apartments  
SDHC-owned affordable housing  
Council District 6*



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Small-Scale Properties: 1-18 units

- 132 SDHC and affiliate properties
- 573 total dwelling units

## Typical Housing Types in this group:

- 1 High-density, multifamily property\*
- 88 Small-lot multifamily properties
  - 2 stories
- 39 Single-family homes (SFH)
  - 5 with Accessory Dwelling Units

\*Not subject of this presentation



*Single-Family Home*



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Small-Scale Example: Single-Family Homes

- Otay Mesa/Nestor, Council District 8
- ¼-acre suburban parcels
- 3-bedroom, 4-bedroom, and 5-bedroom unit types
- 1 story
- Garage and driveway parking
- 30+ years old

**Current Density:** 4 dwelling units/acre



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Medium-Scale Properties: 20-80 units

- 29 SDHC and affiliate properties
- 1,257 total dwelling units

## Typical Housing Types in this group:

- 7 High-density, multifamily properties\*
- 3 Small-lot urban-infill properties
- 19 Garden-style properties

\*Not subject of this presentation



*Pulitzer Place – 50 units*



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Medium-Scale Example: Pulitzer Place

- University City, Council District 1
- 2½-acre parcel
- 50 total dwelling units
- 3-bedroom unit types
- 2-story, garden-style property
- Unstructured, surface parking
- 30+ years old

**Current Density:** 20 dwelling units/acre



# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Large Scale Properties: 81+ units

- 14 SDHC and affiliate properties
- 2,290 total dwelling units

## Typical Housing Types in this group:

- 7 High-density, multifamily properties\*
- 7 Garden-style properties

\*Not subject of this presentation



*Maya Apartments – 132 units*





# Exploring Increased Density of SDHC Affordable Housing Real Estate Portfolio (Continued)

## Large Scale Example: Maya Apartments

- Mira Mesa, Council District 6
- ~4½-acre parcel
- 132 total dwelling units
- 1-bedroom, 2-bedroom, and 3-bedroom unit types
- 2-story, garden-style property
- Unstructured, surface parking
- 30+ years old

**Current Density:** 30 dwelling units/acre



# Exploring Increased Density of SDHC Affordable Housing Pathways to Additional Density with Certainty of Outcome

## Current Pathway:

- **Ministerial Process (aka "By-Right"):** Develop within confines of present zoning limitations
  - Predictable; well-defined process with certainty of outcome
  - Instances with lower unit yields may not justify replacement costs of existing development.

## Proposed Additional Pathway:

- **SDHC Overlay:** Proposed "By-Right" process for *all* SDHC and affiliate-owned projects
  - Remove uncertainty from development generated by discretionary processes
  - Allow for more rapid development within constraints of financial and operational feasibility
  - Accountability to SDHC Board and Housing Authority/City Council

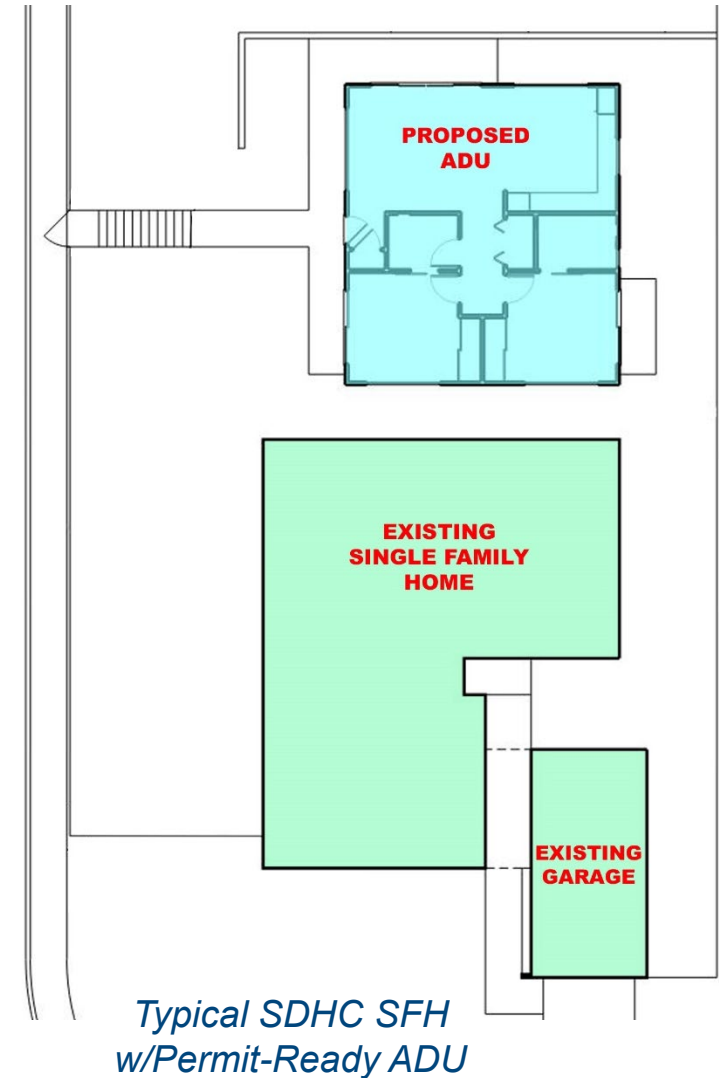


# Exploring Increased Density of SDHC Affordable Housing "By-Right" Path Case Study

## ADU Construction on SDHC SFH Lots

- ADUs identified as one of main sources of potential new housing in San Diego per SDHC Report to Address Housing Crisis
- Construct in available backyard space of SDHC single-family homes
- Not in Transit Priority Area; affordable deed restrictions enable construction of 1 additional bonus ADU per site

**Proposed Density:** 12 dwelling units/acre



# Exploring Increased Density of SDHC Affordable Housing SDHC Overlay Case Study

## **Boston Avenue Sites: 1.14 acres**

- 3 adjacent, underutilized parcels:
  - CalTrans Surplus Lands Act site
  - SDHC 5-unit complex
  - SDHC undeveloped parcel
- Community Plan limits housing potential:
  - CalTrans: commercial uses only
  - SDHC: small lot, single dwelling unit
- "By-right" path via Community Plan:
  - Limits SDHC parcels to 3-9 units
  - No CalTrans parcel use as housing

## **Current Allowed Density:**

4 dwelling units/acre



2854 – 2893 Boston Avenue Sites  
San Diego, CA 92113



# Exploring Increased Density of SDHC Affordable Housing

## SDHC Overlay Case Study: Boston Avenue Sites (Continued)

### SDHC Overlay:

- Promote optimization of parcel with existing apartment complex.
- Tap full potential of undeveloped SDHC parcel.
- Facilitate use of CalTrans parcel as mixed-use residential occupancy.
- Higher density enables feasibility of podium-type and modular construction methods.

**Proposed Potential Overlay Density:**  
80-100 dwelling units/acre



2854 – 2893 Boston Avenue Sites  
San Diego, CA 92113



# Exploring Increased Density of SDHC Affordable Housing SDHC Overlay Model Language

## SDHC Overlay Model Language

- Mirror recent state legislation enabling land use streamlining for Project Homekey:
- Per Health & Safety Code, § 50675.1.1, subd. (g):

*"Any project ... shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.*



# Exploring Increased Density of SDHC Affordable Housing Reimagining the Portfolio

## Study Concept:

Report by third-party land use consultant, consisting of the following:

- *Historic research*
- *Preliminary Land Use and Zoning analysis for each location*
- *Evaluation of land use regulations and determination of available density incentives*
- *Identification of barriers to concept and potential options to minimize/eliminate barriers*
- *Coordination with City of San Diego to confirm interpretations of land use regulations*
- *Determination of additional density potential/feasibility by location within available pathways*



# Exploring Increased Density of SDHC Affordable Housing Reimagining the Portfolio

This proposed concept is in alignment with Federal, State, regional and Local policy to create and preserve affordable housing.

Additional policy initiatives to evaluate/consider:

- *Climate Goals and Action Plans*
- *Equity and Inclusion*
- *Variety of Housing Types*
- *Variety of Income Levels*
- *Childcare*





# Questions & Comments

