

# Planning for Homes

An Overview of the City of San Diego's General Plan, Housing Element, and HAP 2.0 for the Reinvestment Task Force

# Planning Department

## Mission

**Plan for an equitable and sustainable future with affordable homes, good jobs, infrastructure and public spaces for the people of San Diego.**

## Divisions

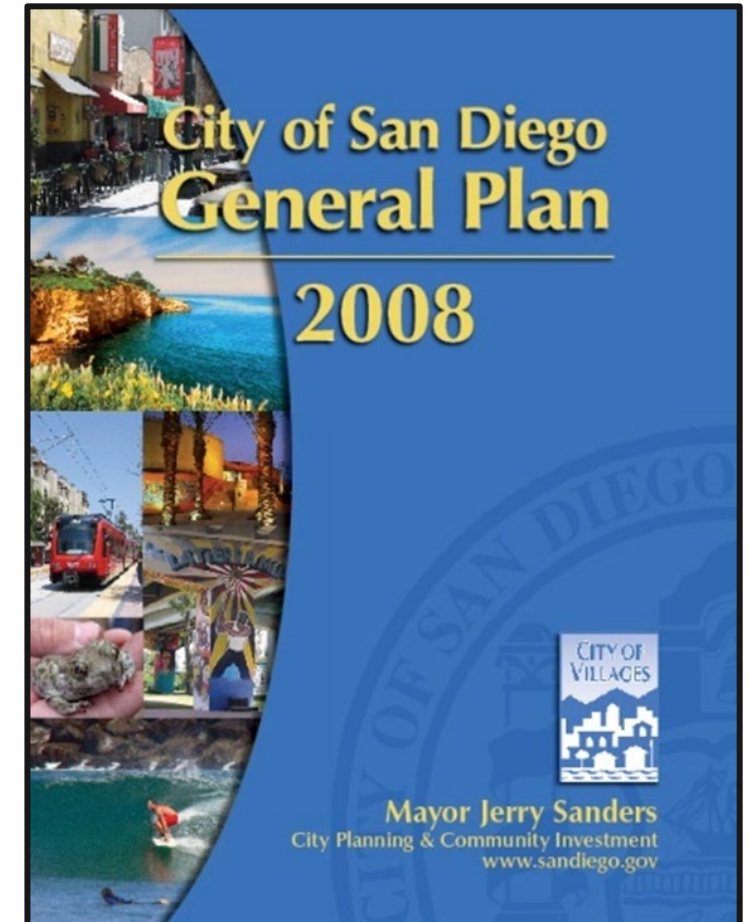
Community Planning & Housing Policy

Environmental Policy & Public Spaces

Community Engagement & Operations

# City of San Diego's General Plan

- The City's comprehensive plan for development and growth.
- Foundation for land use decisions within the City.
- Smart growth approach to planning for San Diego.
- Sustainability polices are incorporated throughout the Plan.



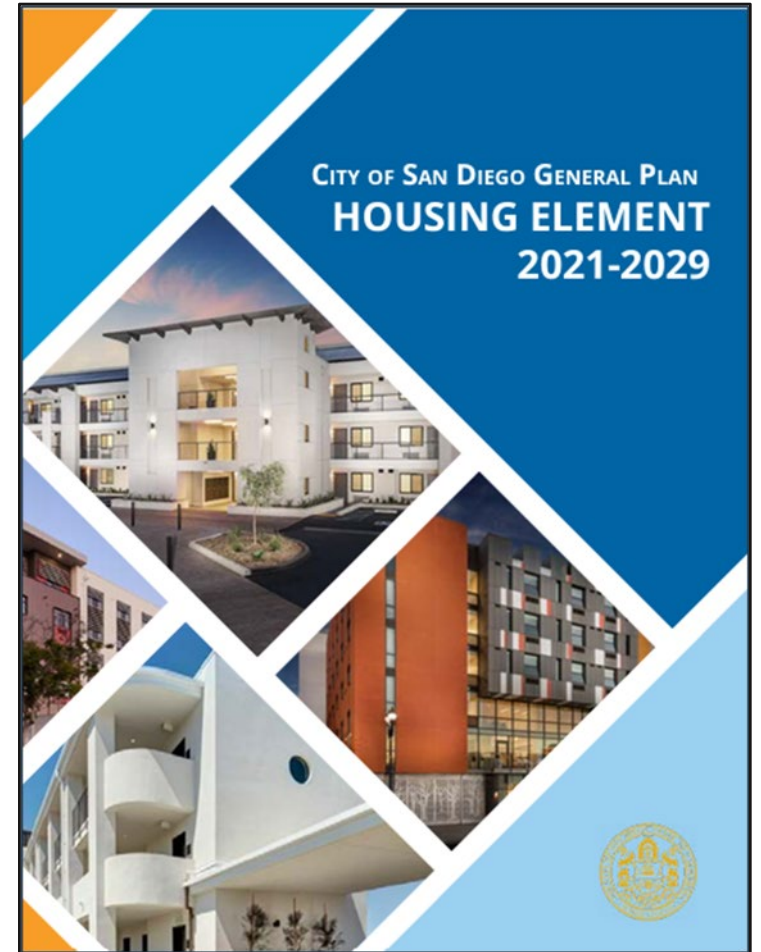
# General Plan Elements

- The *General Plan* consists of 10 distinct “Elements.”
- Elements contains a series of citywide policies aimed at guiding development patterns.
- These Elements inform future Community Plan Updates.
- Community Plan Updates provide land use designations and site-specific policy recommendations.



# Housing Element

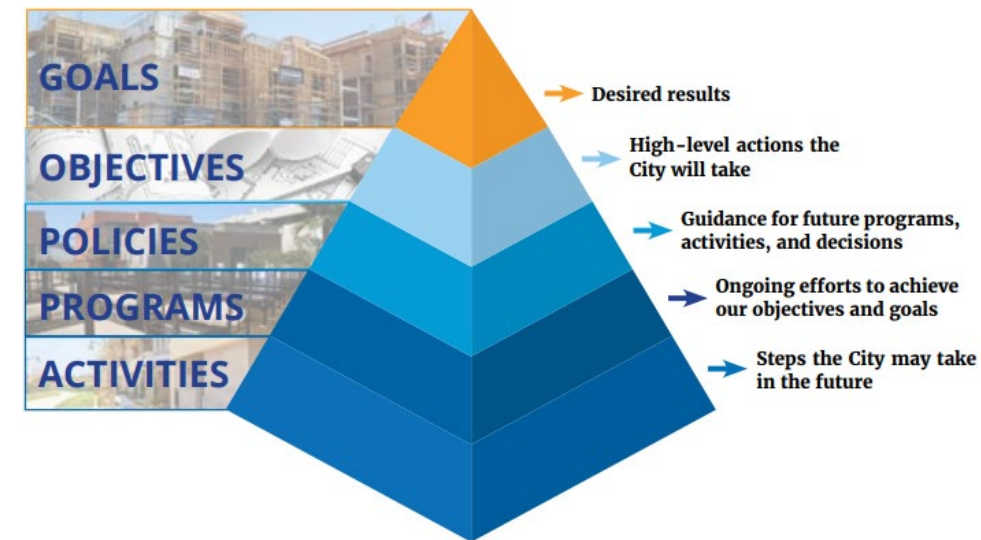
- The Housing Element aims to address critical housing needs.
- Policy framework for future housing planning decisions and steps for implementation.
- It is frequently updated and monitored annually in accordance with State law.



# Housing Element Goals

## Housing Element Goals:

- Goal 1: Facilitate the Construction of Quality Housing
- Goal 2: Improve the existing Housing Stock
- Goal 3: Provide New Affordable Housing
- Goal 5: Exemplify Sustainable Development and Growth



# Housing Element Programs

## Programs within the Housing Element include:

- Accessory Dwelling Unit Incentive Program
- Annual Municipal Code Updates
- Affirmatively Furthering Fair Housing
- Affordable Housing Density Program
- Community Plan Updates
- Housing Action Packages 1.0 and 2.0
- Moderate Income Density Bonus Program
- Housing Navigation Center
- Safe Parking Lots
- City-County Reinvestment Task Force
- Innovative Public Engagement
- Language Access Plan
- Climate Action Plan
- Closing Cost Assistance Programs

# 2021-2029 City Regional Housing Needs Allocation

Income Type (% of AMI*)	6 <sup>th</sup> Cycle RHNA Allocation
Very Low (<40%)	27,549
Low (40% to 80%)	17,331
Moderate (80% to 120%)	19,319
Above Moderate (>120%)	43,837
<b>Total</b>	<b>108,036</b>



\*2022 San Diego Area Median Income: \$106,900

<https://www.sdhc.org/wp-content/uploads/2022/AMIIncomeRentChart-2022.pdf>

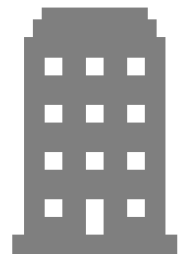


# Housing Action Package 2.0

# What is the Housing Action Package 2.0?

## Amendments to the Land Development Code that:

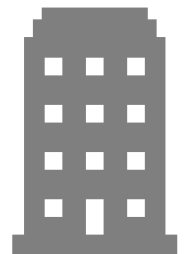
- Build upon the first Housing Action Package
- Allow / incentivize diverse range of home products & affordable homes
- Affirmatively further fair housing
- Address climate and equity goals



# Why are Land Development Code amendments needed?

## Adequate supply of homes to meet present and future demands that:

- Makes it easier to build more homes at all income levels and for all people
- Does not displace residents
- Implements goals and policies in:
  - General Plan – Housing Element
  - Community Plans
  - Climate Action Plan



# Housing Action Package 2.0

## Encouraging New Homes

- New homes on public land
- New homes for students, community members with disabilities
- New homes on Underutilized Commercial Sites
- Reduced parking requirements



# Housing Action Package 2.0

## Furthering Fair Housing

- Strengthen Fair Housing
- New homes for families
- New homes for very low income community members
- New homes for moderate income community members



# Housing Action Package 2.0

## Thriving Communities

- Reduce displacement of residents
- Make home protection regulations permanent
- Provide rental preference to existing community members
- Replace harmful uses



# Housing Action Package 2.0

## Missing Middle Homes

- Implement Senate Bill 10
- Provide homes near transit
- Allow for missing middle homes in all communities



# Missing Middle Homes (SB 10)

## **Creates new opportunities to build Missing Middle homes near jobs, schools, transit, and other amenities**

- Allows option to adopt an ordinance to allow up to 10 homes per parcel
- Must be within 0.5 miles of a major transit stop or on urban infill sites
- Allows for implementing regulations to be tailored





# 11. Missing Middle Homes (SB 10)

## Applicability

**Would apply to parcels within:** Sustainable Development Areas

**Would not apply to parcels that are:**

- More than 0.5 miles from a major transit stop and are not 75 percent surrounded by urban uses
- With existing deed-restricted affordable homes or SROs
- That front streets that do not meet certain City standards such as without sidewalks



# 11. Missing Middle Homes (SB 10)

## Applicability

### Would not apply to parcels that are in:

- Very High Fire Severity Zones, on hazardous waste sites, on earthquake fault zones, and floodways, unless mitigation measures are included to address the impact of these hazards
- Multi-Habitat Planning Areas
- Environmentally sensitive lands
- Historic districts and designated historic resources
- Designated or dedicated open space areas and parks

# 11. Missing Middle Homes (SB 10)

## Residential Maximums

### Would apply to parcels that are:

- Zoned for multifamily:
  - Up to a maximum of 10 homes
- Zoned for single family:
  - 1 home for every 1,000 square feet of lot area
  - Maximum of 10 homes

# 11. Missing Middle Homes (SB 10)

## Affordable Homes

### Would apply to developments with more than 4 homes:

- 1 home affordable to very low, low, or moderate income households
- Additional home affordable to very low- or low income residents if located within High/Highest Resource Area

# 11. Missing Middle Homes (SB 10)

## Development Regulations:

- Applies RM-1-1 Base Zone requirements except for:
  - Setbacks: 4 ft
  - Max Height: 35 ft or base zone (whichever is greater)
  - Minimum lot size: 1,000 sq ft
  - Floor area ratio: 3.0 or base zone (whichever is greater)

# Missing Middle Homes (SB 10)

## Bedrooms

### For developments with more than four homes:

- At least 2 homes have 3+ bedrooms; and
- At least 1 home has 2+ bedrooms

# 11. Missing Middle Homes (SB 10)

## Homeownership

- Require that parcel could be subdivided into individual ownership without the need for additional physical improvements

## Fees

- Development Impact Fee at the multifamily rate
- Neighborhood Enhancement Fund Fees

# Next Steps

