

# City of San Diego Policy

## 2016 Affordable Housing Bonus Density Enhancement Above State Requirements (AHBD)

- Increased Density Bonus from 35% to %50
- Increased Development Incentives from 3 to 5 incentives
- In 2021 The State of CA adopted the City of San Diego Enhanced AHDB Policy - AB 2345

## 2018 Affordable Housing Density Bonus Update- 100% Bonus Density for Micro Units

- Average of 600 sf or less per du
- No du greater than 800 sf

## 2019 No Parking in Transit Priority Area for Multifamily

## 2019 Land Development Code (Municipal Code) Annual Updates

# City of San Diego Policy

## 2020 ADU Legislation

- Eliminate Parking Requirements
- Unlimited Bonus ADU's
- Unlimited ADU's in TPA- 1 Income Deed Restricted to 1 Market Rate

## 2020 Complete Communities (San Diego's version of The Casa Act)

- Form Based Zoning – FAR vs. Unit Based
- Within TPA's at different FAR levels
- Income Deed restriction minimum 40% base units

## 2021 Uncoupling Parking from Dwelling Units

- Residents aren't forced to pay the parking space they don't need it

## 2022 SB 9 Implementation

- Lot Split on SFR Lot
- Duplex Allowed on SFR Lot



# **Turner Center & ABAG Missing Middle Housing**





HOUSING PEOPLE NOT CARS

I ❤️ SD

# Market Study – Craigslist

CL  >  >  >

apartments / housing for rent

- search titles only
- has image
- posted today
- bundle duplicates
- include nearby areas

MILES FROM LOCATION

PRICE  
\$  - \$   
avg: \$2,821

BEDROOMS  
 -

BATHROOMS  
 -

FT<sup>2</sup>

AVAILABILITY

- cats ok
- dogs ok

search apartments / housing for rent

map

showing 9594 postings

SEE ALSO 1-b

CL  >  >  >

rooms & shares

- search titles only
- has image
- posted today
- bundle duplicates
- include nearby areas

MILES FROM LOCATION

PRICE  
\$  - \$   
avg: \$1,072

FT<sup>2</sup>

AVAILABILITY

- private room
- cats ok
- private bath
- dogs ok
- furnished
- no smoking
- wheelchair access

search rooms & shares

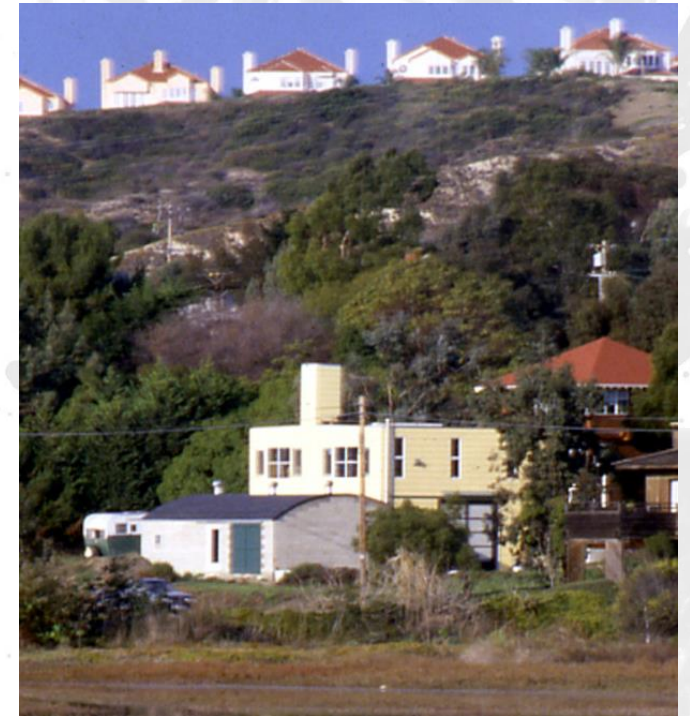
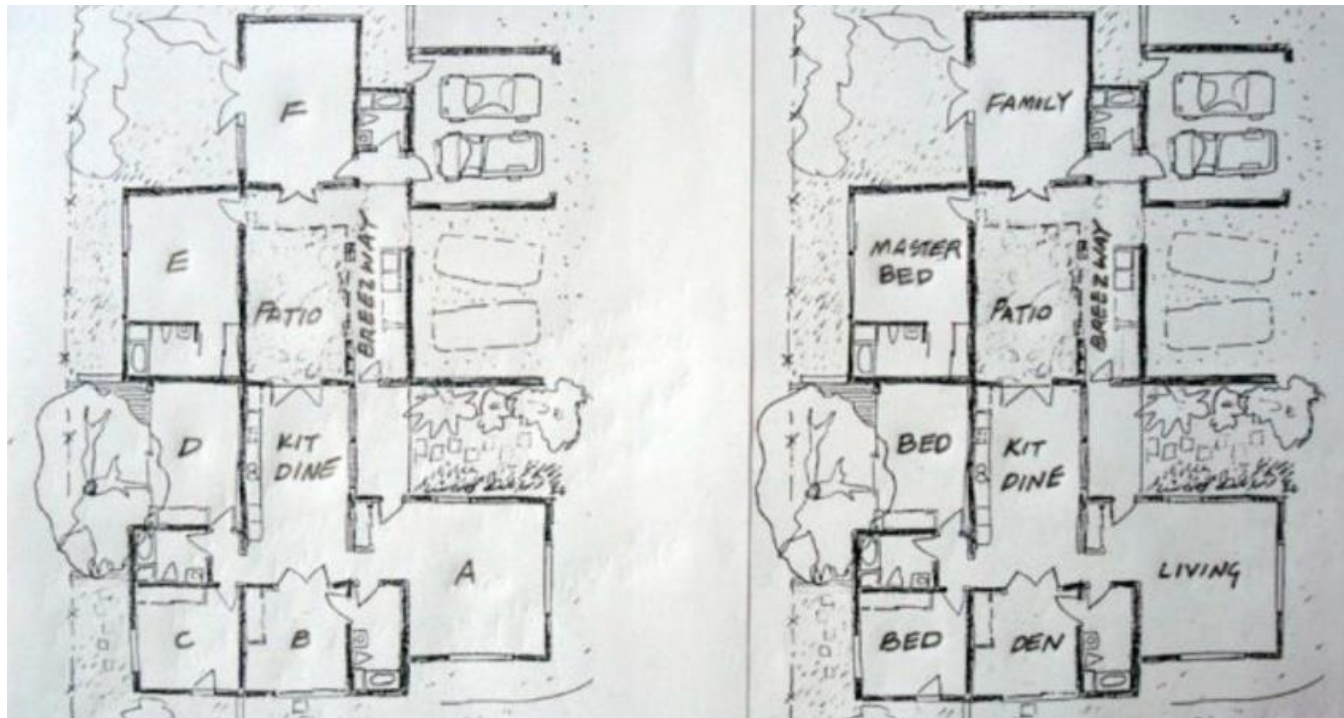
map

showing 1006 postings



# Stealth Architecture

Ted Smith & Kathy McCormic – 1980's Del Mar GoHomes



# Home Run for Homes

Celebrating the Success of San Diego's  
Affordable Homes Bonus Program



April 2022



# Affordable Homes Bonus Program

No Bonus



No Affordable Units  
100 Base Density Market Rate Units  
100 Total Units

Old Density Bonus



35 Bonus Market Rate Units  
11 Affordable Units  
89 Base Density Market Rate Units  
135 Total Units

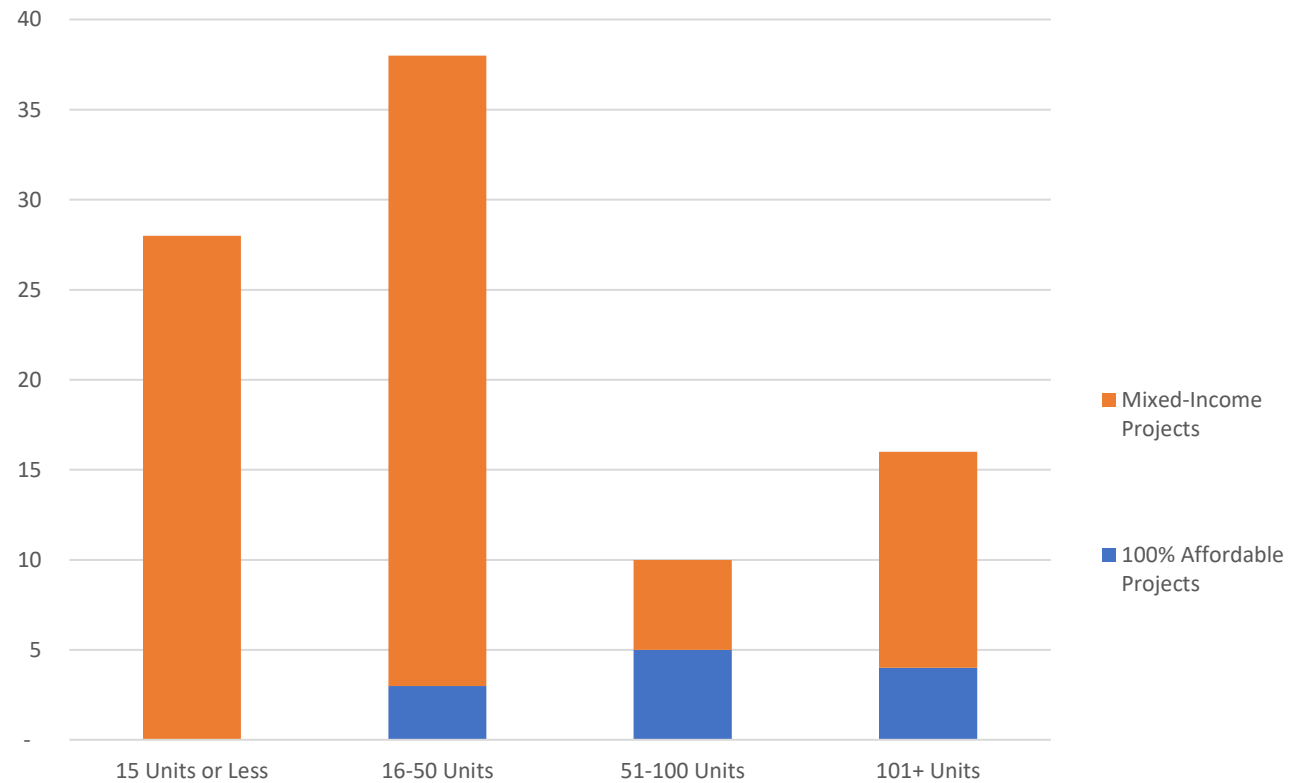
AB2345 Density Bonus



50 Bonus Market Rate Units  
15 Affordable Units  
85 Base Density Market Rate Units  
150 Total Units

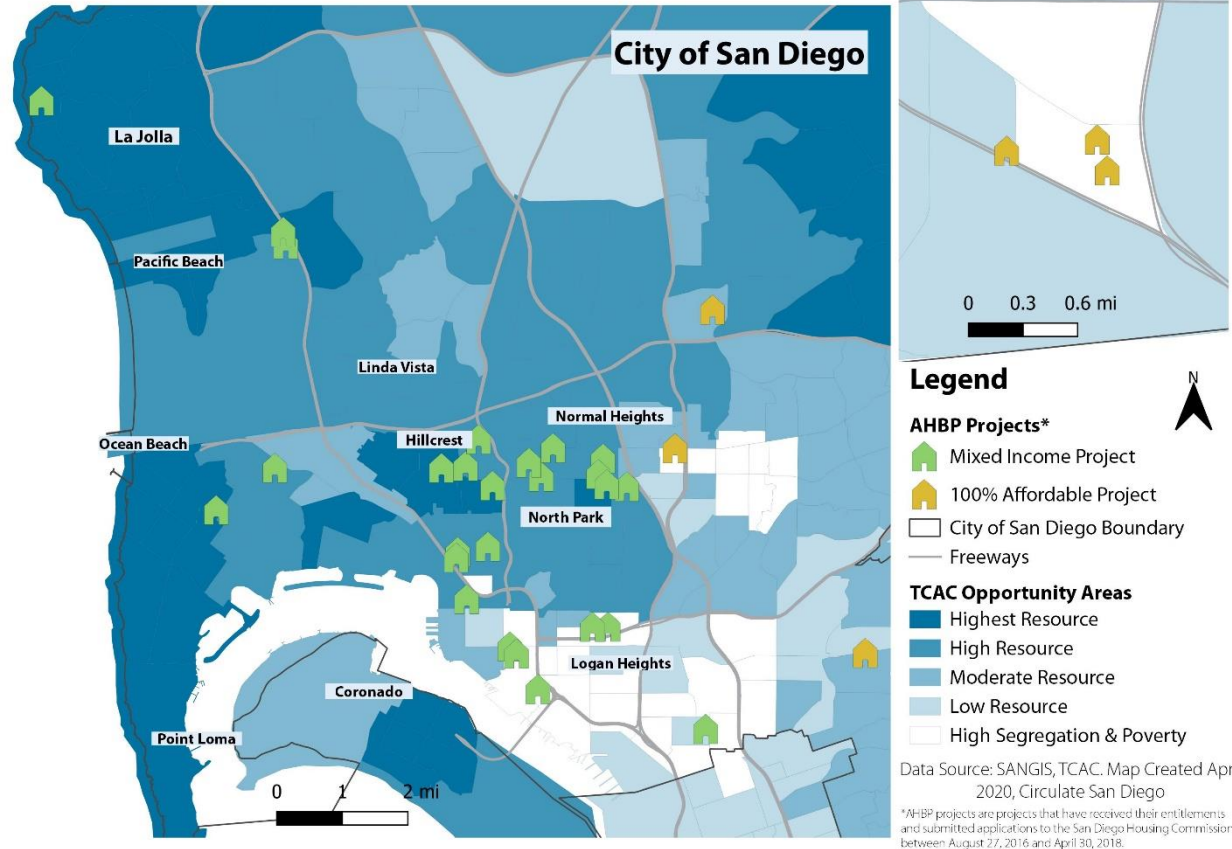
# Data: AHBP Project Size

AHBP Project Size 2016-2020



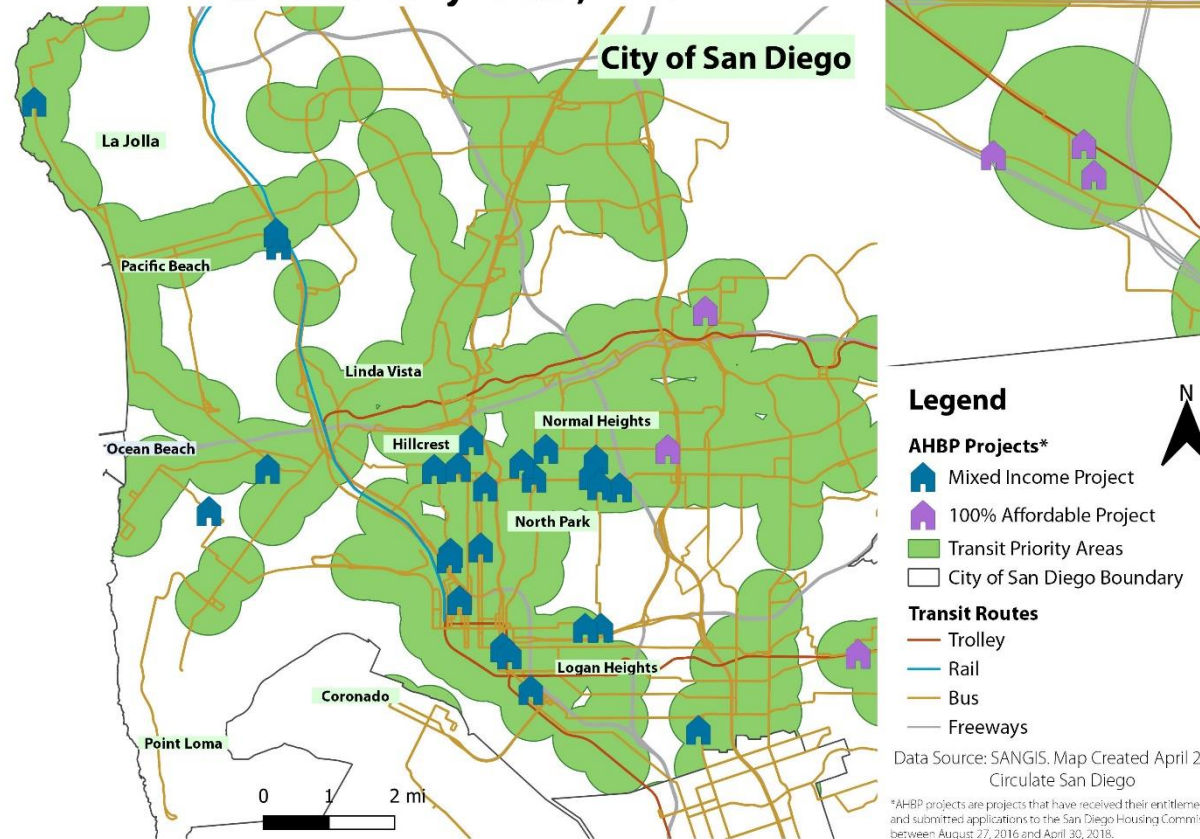
# Benefits: Equity

Affordable Homes Bonus Program Projects in California Tax Credit Allocation Committee (TCAC) Opportunity Areas, 2019



# Benefits: Climate

## Affordable Homes Bonus Program Projects in Transit Priority Areas, 2019



# Policy Implications

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- ◇ The California Legislature should expand State Density Bonus Law.
- ◇ Local governments should implement and enhance the Density Bonus Law.
- ◇ Parking Reform should continue.



# Nest

Completed:	2019
Lot SF:	5,000
Homes Built:	13
Commercial:	0
Parking:	8
DU/Acre:	113
Density Bonus:	35%
Processing:	By Right
Displaced Families:	0



# Buzz

Completed:	2021
Lot SF:	14,000
Homes Built:	36
Commercial:	Restaurant
Parking:	12
DU/Acre:	113
Density Bonus:	50%
Processing:	By Right
Displaced Families:	0



# Buzz Golden Hill Micro Unit 315 SF





**“Just because you can’t measure the ROI of something, doesn’t mean you shouldn’t do it. What’s the ROI of hugging your Mom?”**

**– Tony Hsieh**

**ESSENTIAL**



**BLESS THE HEALERS**



# Nok Nok

Est. Completion: 2023  
Lot SF: 7,000  
Homes Built: 28  
Commercial: Retail  
Parking: 7  
DU/Acre: 174  
Density Bonus: 100%  
Processing: By Right  
Displaced Families: 0



# Barrio

Est. Completion:	2024
Lot SF:	5,200
Homes Built:	26
Commercial:	Restaurant
Parking:	0
DU/Acre:	193
Density Bonus:	CC FAR 6.5
Processing:	By Right
Displaced Families:	0





## Small Scale Infill Development Works

- Ministerial By-Right utilizing AHDB or Complete Communities
- Inclusionary Housing typically Onsite (mixed income communities)
- Project are design driven with a scale that fits into the existing community fabric
- Located in TPA's supporting housing where we need it most, along transit corridors and job centers. Further supporting GHG reduction and Climate Goals.

Fulfilling the underserved missing middle market 80 – 120% AMI  
without Government Financial Subsidy