

PROPOSED INITIATIVES



The citywide framework, Homes for All of Us, aims to make homes affordable for all San Diegans. It includes a collection of proposed initiatives and updates to the Land Development Code to incentivize the construction of more homes, focus development near transit, and create permanent affordability.

PROPOSED CODE AMENDMENTS

| Program | Description | Details |
|--|---|---|
| Affordable Housing Protection for Communities | Minimizes displacement of existing residents through redevelopment. Provides any residents affected by redevelopment enhanced protections and affordable housing options, including units dedicated for current members of the community. | <p>Permanently require the replacement of affordable housing when it is redeveloped into new housing units.</p> <p>Require development within traditionally underserved communities to offer priority preference of new affordable housing units to members of the existing community.</p> |
| Entry-Level Housing | Creates more availability of single-room occupancy (SRO) units, which are the first rung on the housing ladder, often serving those at risk of homelessness. | Create additional programs to construct SRO units and rehabilitate and preserve existing SROs to provide more entry-level living options for the unhoused population. |
| Housing Accessibility Program | Provides incentives to create more ADA-accessible housing for individuals with disabilities and older San Diego residents. | <p>Allow increases in height and FAR, setback reductions, additional density bonus, or other incentives for development that exceeds the State of California housing accessible unit requirements.</p> <p>When an accessible dwelling unit is provided that exceeds the requirements for compliance with the number of housing accessibility requirements of the California Building Code by:</p> <ul style="list-style-type: none"> • one accessible dwelling unit and shall be eligible for two incentives, • two accessible units are eligible for three incentives, and • three or more accessible units are eligible for five incentives. |
| Housing for Families | Provides additional density bonuses in housing developments with units that have three or more bedrooms. Additional units could be built on a site if the units are affordable. | <p>Incentivize the construction of 3+ bedroom units by providing an additional 10% density bonus if those units have three or more bedrooms.</p> <p>Another bonus is if the 3+ bedroom units are in the moderate income category.</p> <p>Model incentives based on the Downtown incentive programs.</p> |

| Program | Description | Details |
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| Affordable Housing in All Communities | Update City codes to allow for more affordable homes in communities with little to no affordable housing that are close to job centers, quality schools, transit and parks. | In communities with less than 5% deed-restricted affordable housing: <ul style="list-style-type: none"> • Allow off-site density bonus units construction • Allow 100% affordable/middle income housing developments Location must also be High/Highest Resource Areas and Transit Priority Areas (TPAs). |
| Employee Housing Incentive Program | Provide housing affordable to employees while also incentivizing job creation and supporting the business community's post-COVID recovery. | Allow non-residential projects in TPAs to receive incentives if affordable/middle income housing is built or funded through the San Diego Housing Commission's Housing Trust Fund. Modeled after existing programs for residential development – expands option to commercial development. Builds off the success of the incentive programs available Downtown. |
| Housing on Non-Profit Sites | Open housing development opportunities on underutilized sites owned by non-profit organizations. | Allow more affordable and middle-income housing on eligible sites. Allow more housing on non-profit sites, likes church parking lots and non-profit healthcare facilities. |
| Housing on Underutilized Commercial Sites | Allow housing on vacant or underused commercial sites to increase housing supply, including mixed-use sites with business and housing options. | Allow for affordable housing in commercial zones that currently do not allow for housing when a certain percentage of affordable housing units are provided. Allow residential development in Downtown Employment Overlay Zone while still providing active commercial on ground floor. |
| Live/Work Flexibility | Create more live/work units to promote working from home and telework opportunities. | Eliminate barriers to allowing residential space in appropriate areas designed for office use. Minimum requirement for living and working space will be reduced. |
| Incentivize Climate-Friendly Housing Development Near Transit | Achieve the City's climate goals by incentivizing housing construction on existing auto-oriented locations. | Provide additional incentives and density bonus in TPAs for housing development on existing auto-oriented land uses, such as drive-thru restaurants and auto dealerships. Intended to catalyze development in transit-supportive areas like El Cajon Boulevard. |
| Housing at City Facilities | Create new policies and plans to use existing and new publicly owned sites to allow the building of affordable and middle-income housing more quickly. | Allow more affordable and middle-income housing on public-owned sites. Identify potential code amendments to facilitate housing development within City-owned facilities. |

In addition to the proposed code amendments above, Homes for All of Us includes a new citywide framework for community planning called Blueprint SD that will help meet the City's housing and climate goals. Learn more at www.sandiego.gov/blueprintsd

