

COUNTY OF SAN DIEGO HOUSING AFFORDABILITY STRATEGY



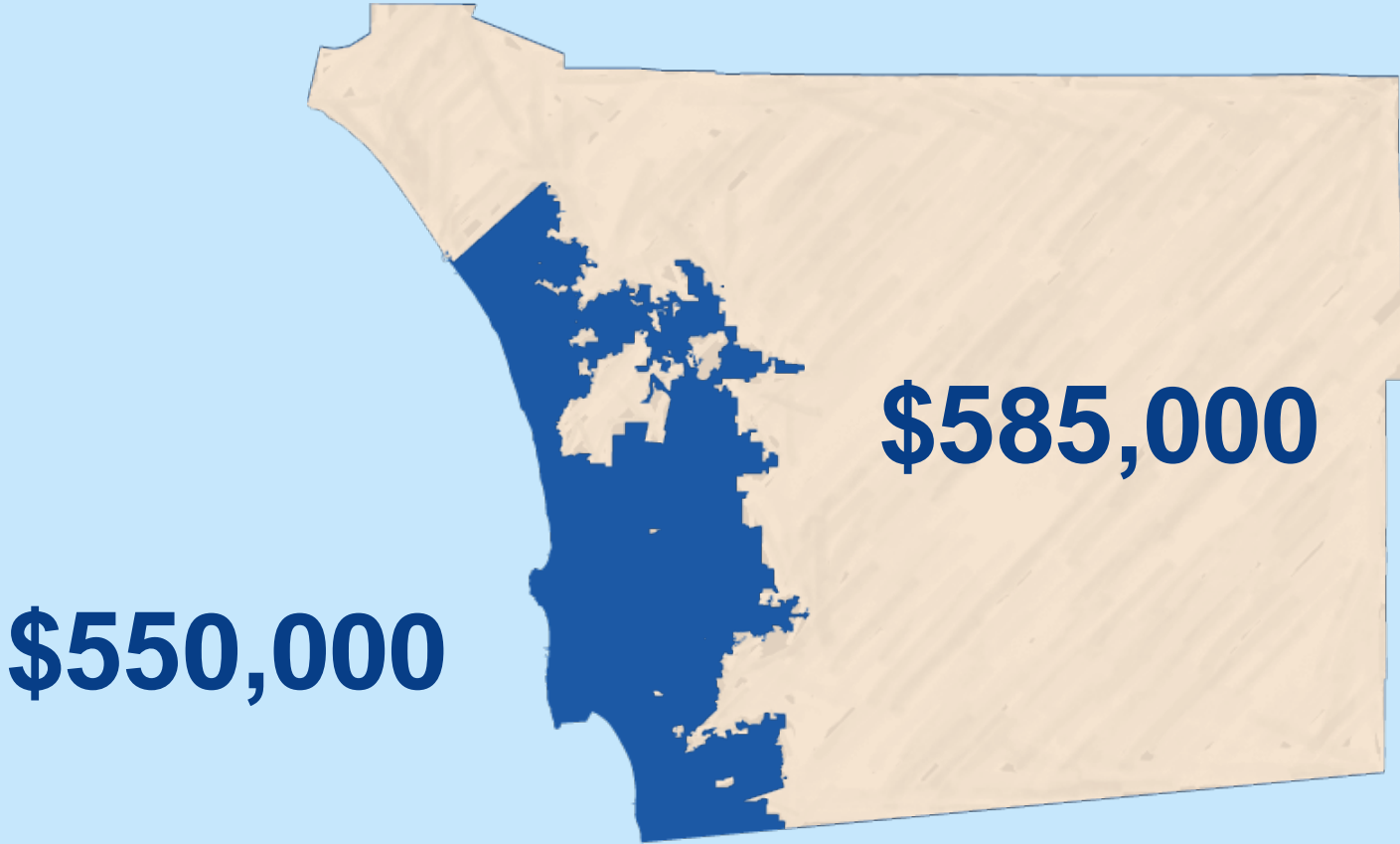
REGIONAL WORKSHOPS
AUGUST 28, 2018

HOUSING AFFORDABILITY

1 IN 2 HOUSEHOLDS SPEND MORE THAN **1/3** OF INCOME ON HOUSING



MEDIAN PRICE OF A HOME



Household size	4
Median Income*	\$81,800
Annual Income Needed	\$105,000
Gap	\$23,200



* Medium Family Income (HUD, 2018)

BOARD OF SUPERVISORS DIRECTION

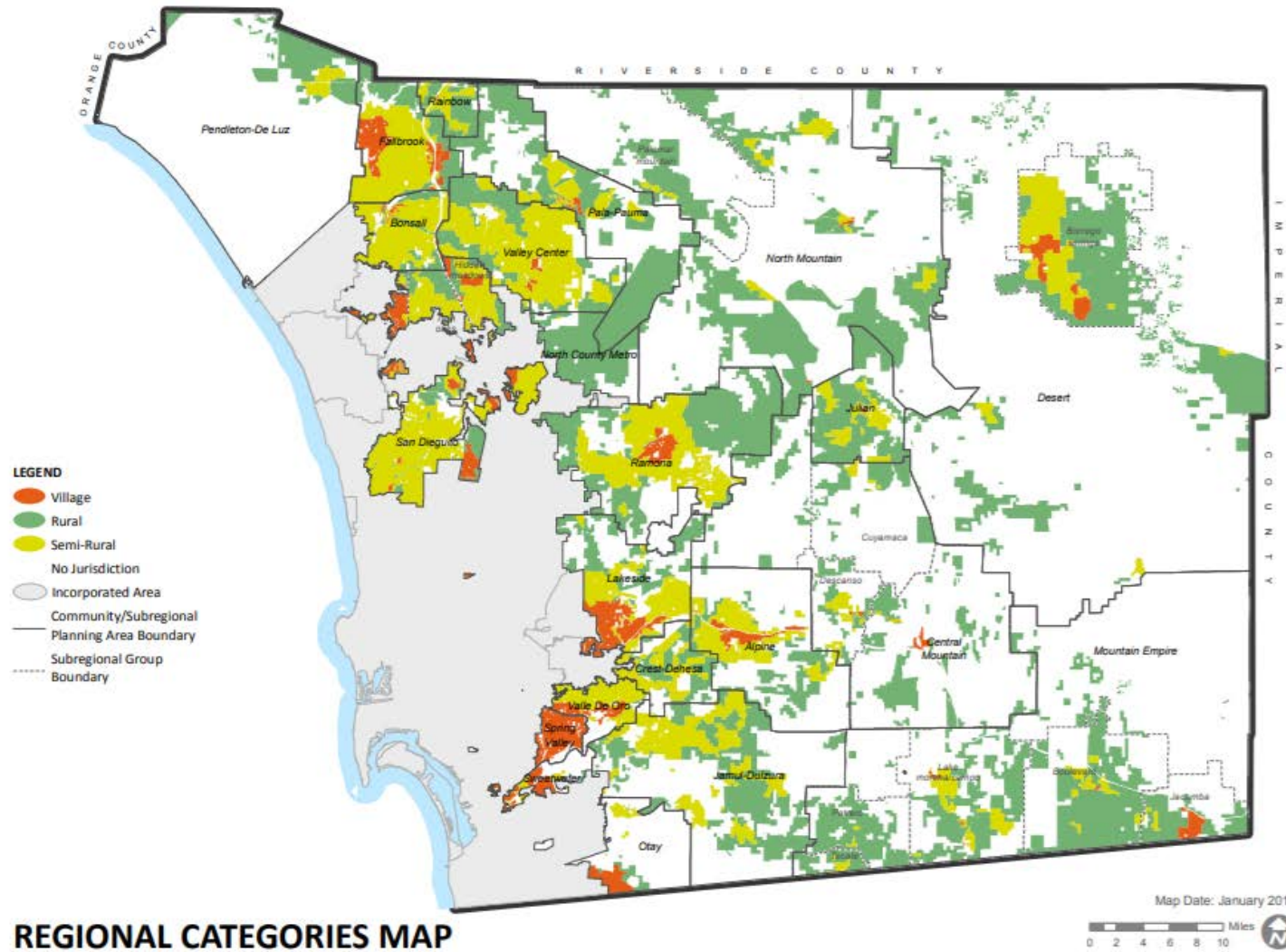
March 28, 2018

HOUSING AFFORDABILITY: ESTABLISHING A DENSITY TRANSFER CREDIT PROGRAM, A TRANSFER OF DEVELOPMENT RIGHTS, OR AN EQUIVALENT PROGRAM IN THE COUNTY OF SAN DIEGO

April 18, 2018

HOUSING AFFORDABILITY: ADDRESSING THE REGION'S HOUSING CRISIS (DISTRICTS: ALL)

REGIONAL CATEGORIES MAP



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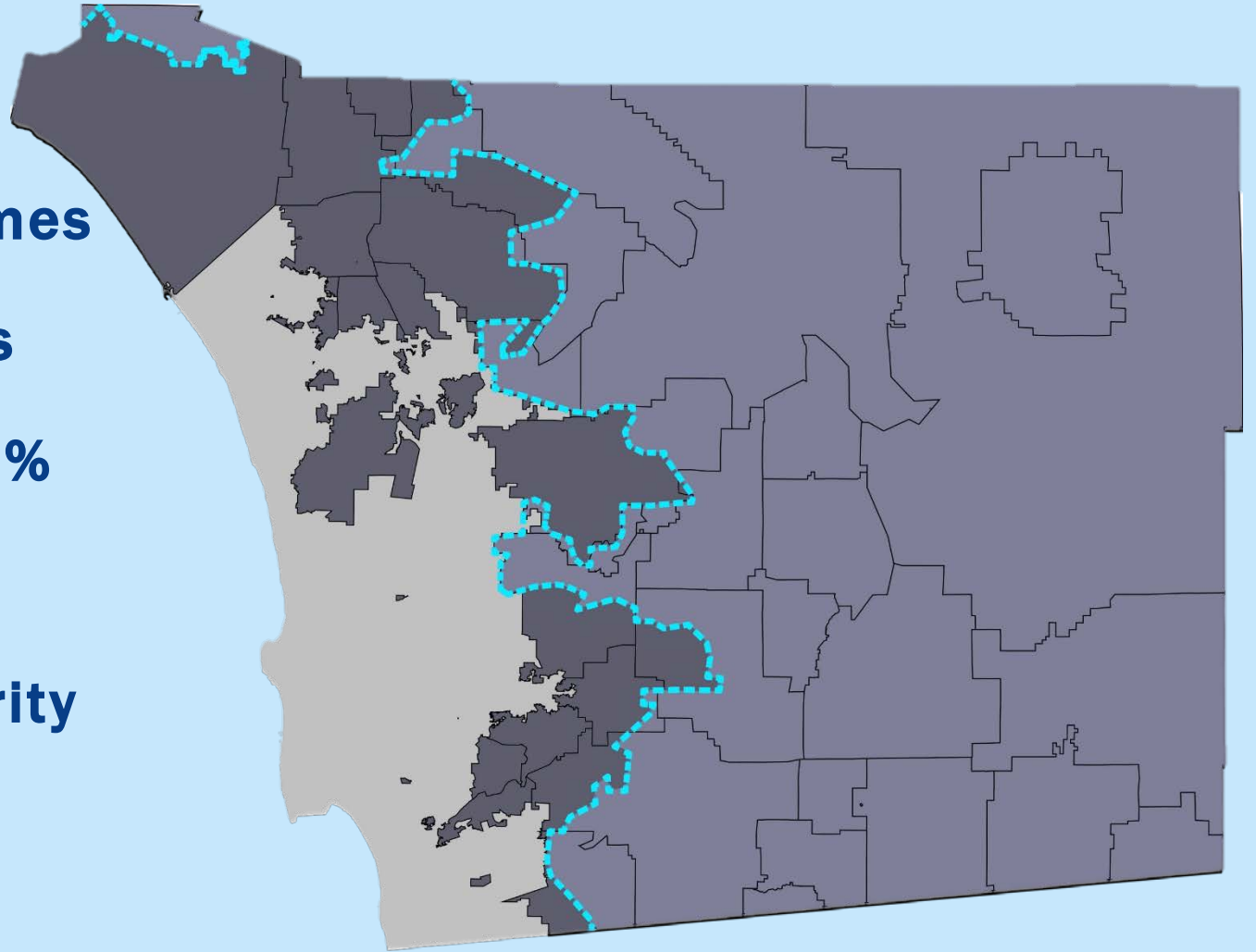
San Diego County General Plan

Figure LU-1

GENERAL PLAN

- **230,000 existing and future homes**
- **About 20% or 700,000 residents**
- **Reduced housing capacity by 15%**
- **Shifted 20% future growth**
- **80% within County Water Authority**
- **Regional Housing Needs**

Assessment



GENERAL PLAN GOALS & POLICIES

<u>Goals</u>	<u>Policies</u>
GOAL LU-3 Diversity of Residential Neighborhoods	LU-3.1 Diversity of Residential Designations and Building Types LU-3.2 Mix of Housing Units in Large Projects
GOAL LU-9 Distinct Villages and Community Cores	LU-9.12 Achieving Planned Densities in Villages
GOAL LU-12 Infrastructure & Services Supporting Development	LU-12.1 Concurrency of Infrastructure and Services with Development

GENERAL PLAN GOALS & POLICIES

Goals Policies

GOAL H-1 Housing Development & Variety	H-1.1 Sites Inventory for Regional Housing Needs Assessment
	H-1.2 Development Intensity Relative to Permitted Density
	H-1.3 Housing Near Public Services
	H-1.4 Special Needs Housing Near Complementary Uses
	H-1.5 Senior and Affordable Housing Near Shopping and Services
	H-1.6 Land for All Housing Types Provided in Villages
	H-1.7 Mix of Residential Development Types in Villages
	H-1.8 Variety of Lot Sizes in Large-Scale Residential Development
	H-1.9 Affordable Housing Through General Plan Amendments
GOAL M-10 Parking for Community Needs	M-10.4 Shared Parking
	M-10.5 Reduced Parking

GENERAL PLAN GOALS & POLICIES

Goals Policies

GOAL H-3

**Housing Affordability for All
Economic Segments**

H-3.1 Federal Funding to Expand Affordable Housing

H-3.2 Equitable Share of Federal Funding

H-3.3 Density Bonus as a Means to Develop Affordable Housing

H-3.4 Housing for Moderate-Income Families in Villages

H-3.5 Incentives for Developments with Lower-Income Housing

H-3.6 Housing for Special Needs Populations

H-3.7 Alternative Affordable Housing Options

H-3.8 Housing Services Support

GOAL H-5

**Constraints on Housing
Development**

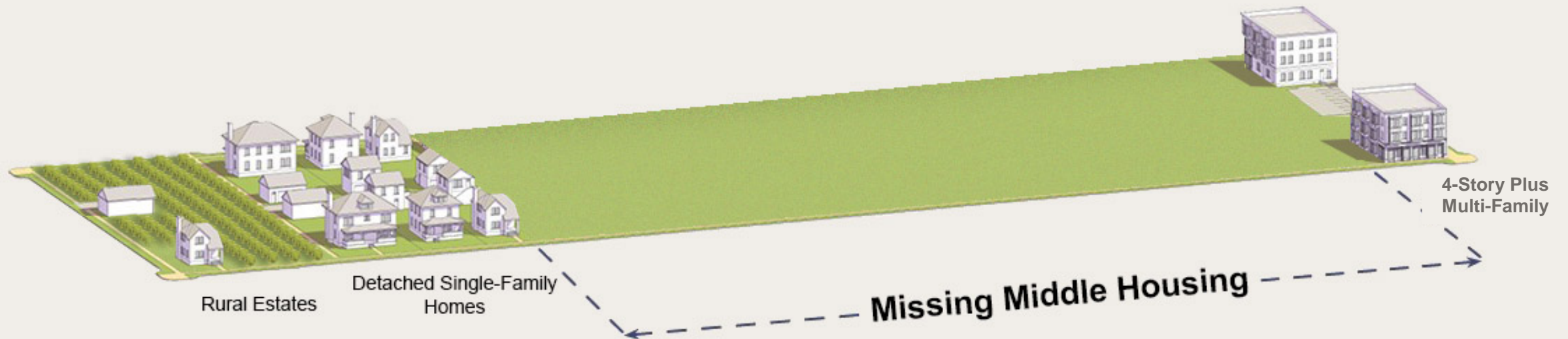
H-5.1 Period Review of Housing Regulations

H-5.2 Permit Processing Times

H-5.4 Flexibility In Regulations

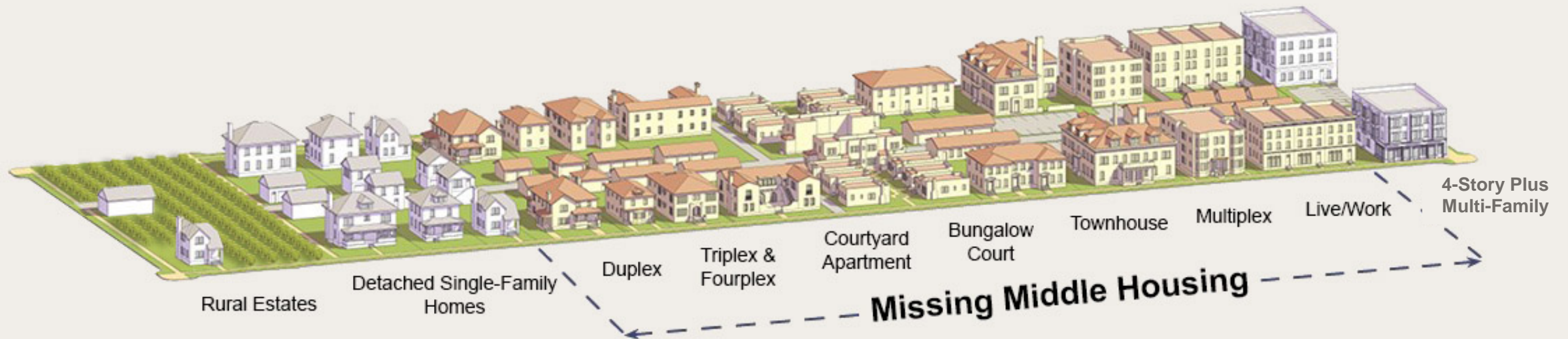
MISSING MIDDLE & HOUSING SPECTRUM

Regional Housing Spectrum



MISSING MIDDLE & HOUSING SPECTRUM

Regional Housing Spectrum



5 POINT STRATEGY

**Streamlining &
Process**

**Regulatory
Relief**

**Participation &
Incentives**

**Community
Plan Updates**

**Land
Development
Code Update**

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- **CEQA 15183 Streamlining**
- **Business Process Reengineering**
- **Applicant and County Partnering in Project Management**

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- **Subdivision Ordinance – Final Map Delegation**
- **Grading Ordinance**
- **Site Implementation Agreements**

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- **Middle Income Density Bonus Program**
- **Accessory Dwelling Units (ADUs)**
- **Transfer of Development Rights**

5 POINT STRATEGY

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- **Simple, clear and consistent policies and guidelines**
- **Mixed-Use Villages**
- **Public/Private financing tools and mechanisms**

5 POINT STRATEGY

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- **Standardize regulations**
- **Reduce complexity**
- **User-friendly format**

WORKSTATIONS APPROACH

- Purpose of Workshop
 - Educate about programs
 - Input on Programs and options

Missing Middle

Community Plan Updates

Accessory Dwelling Units

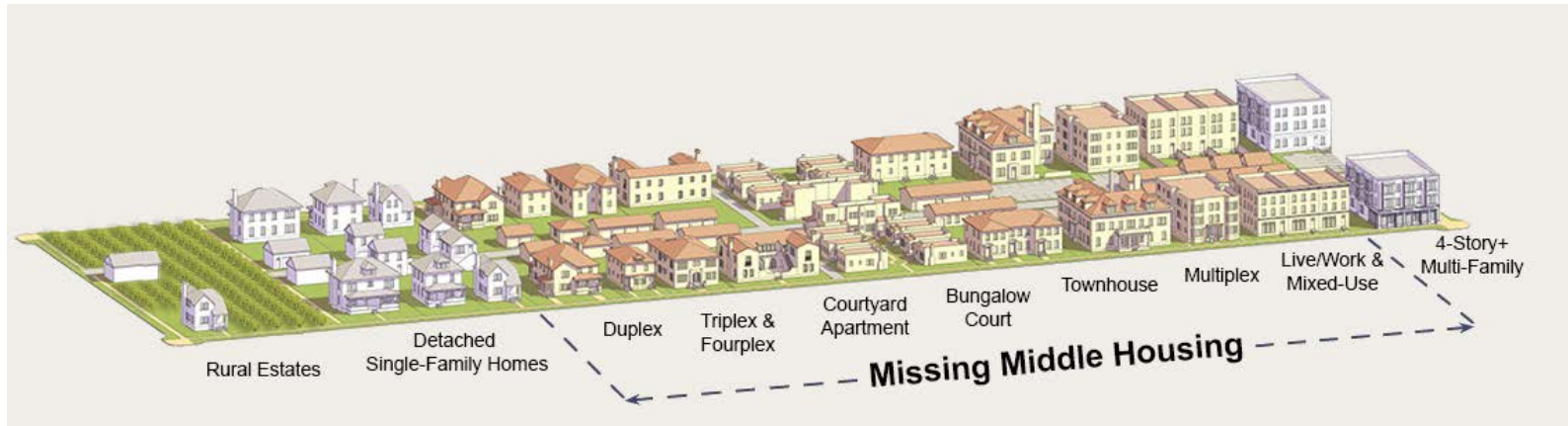
General Plan Capacity

- Density Bonus
- TDR

Land Development Code

Inclusionary Housing Options

Missing Middle Housing



Missing Middle housing types provide a range of homes that may fit in single- or multi-family neighborhoods, and help meet demand for lower-priced housing options.

Benefits of Missing Middle Home Types:

- Greater housing choice
- Smaller unit options
- Homes fit in most County neighborhoods
- More affordable for different ages, family sizes, and incomes
- Increases the types of homes that can be built in the unincorporated County



Duplex Source: Zillow.com



Courtyard Apartment



Bungalow Court



Townhouse Source: Google



Triplex / Fourplex Source: Zillow.com



Small Lot Development



Multiplex Source: KTGy



Live Work Source: Buwater Apartments

Strategies for Housing Affordability

Allow Small Lot Single Family Homes

Modify Land Development Code (LDC) regulations to allow for single family homes at multi-family densities.

Provide More Types of Homes

Introduce new Zoning Ordinance standards to allow for different home types, sizes, configurations, and price points.

Shorten Commutes

Reduce transportation expenses by providing opportunities for people to live closer to where they work, to connect to regional transit services, and to be able to access local goods and services.



Promote Sustainable Development

Preserve open space and rural lands, while promoting development in areas where transit, services, and infrastructure are provided.

Incentivize ADUs

Make it easier and less expensive for single-family home owners to add a small unit to their lot, so they can provide housing for aging parents, young adults, or others seeking affordable rental housing.

Update Community Plans

Use Community Plan Updates as the forum to meaningfully engage the community, determine effective locations and design parameters for Missing Middle and other home types.

Expand Home Ownership

Modify LDC regulations to encourage development of townhomes and condominiums that provide a different form of single-family home ownership.

The San Diego Union-Tribune

More moving out than into San Diego County

Special report: Can we build our way out of the housing crisis?

Population and housing projected growth, San Diego County, 2017-2050

The latest growth projections show the county's population will rise by more than 750,000 and housing units by nearly 300,000 over the next few decades.

	2017	2050	Percent change
Population	3,316,192	4,068,759	+22.7%
Housing	1,201,517	1,491,935	+24.2%

Source: San Diego Association of Governments

MICHELLE GILCHRISTU-T



Why a lot of people are moving out of California

Los Angeles Times

BUSINESS

Southern California home prices jump again. Lots of residents worry about affordability

THANK YOU!
WE ARE HAPPY TO ANSWER ANY QUESTIONS