



HOMES  
**FOR ALL OF US**



**Housing Action Package**

# Housing Action Package

1. Local Housing Programs and Incentives

2. Senate Bill 9 Implementation

3. Accessory Dwelling Unit Regulation Amendments

<https://www.sandiego.gov/planning/programs/housing-action-package>

# Local Housing Programs and Incentives



# Homes for All of Us

## Local Housing Programs and Incentives

July 2021

- Initial Proposal

August 2021

- Two Public Workshops

September  
2021

- Public Review/Comment

# Affordable Housing in All Communities

## Context

Affordable housing is not available in all communities in San Diego. In fact, many communities have little to no housing reserved for low-income residents.

## Action

- ✓ In communities with less than 5% deed-restricted affordable housing:
  - 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

# Employee Housing Incentive Program

## Context

Currently, new office buildings, retail stores, industrial facilities, and other non-residential projects do not have an opportunity to provide housing for employees.

## Action

- ✓ Allows non-residential development in Transit Priority Areas to build affordable housing or pay into the Affordable Housing Trust fund or in exchange for incentives.

# Live/Work Flexibility

## Context

The City allows for the development of Live/Work units that function as both a home and place of business.

Over the past several years, the workforce needs have changed, and more Live/Work units are needed.

## Action

- ✓ Amend the requirements for Live/Work units to allow for this use in more commercial and industrial zones

# Housing at City Facilities

## Context

The City of San Diego recognizes it has its own role to play in meeting the needs of residents and can streamline the process for housing on City sites.

## Action

- ✓ Allow by-right affordable and middle-income housing developments on existing and new publicly owned sites.



# Housing Accessibility Program

## Context

Residents with disabilities need more opportunities to live in accessible homes with adequate space in kitchens and bathrooms and accessible routes throughout the building.

## Action

- ✓ Incentives for housing developments to include more accessible housing than required by the California Building Code.

# Housing for Families

## Context

Residents with multiple children or intergenerational families may not be able to find opportunities to live in places within walking distance of transit, schools, and parks.

## Action

- ✓ Incentives for housing developments with units that have three or more bedrooms.
- ✓ Additional incentives awarded if the 3+ bedroom units are reserved for middle-income families.

# Minor Revisions

## Action

- ✓ Extend the building permit expiration to streamline phased development of residential master planned housing projects.
- ✓ Remove the requirement for additional discretionary permits for increases in density for development that complies with the affordable housing regulations.

# Senate Bill 9

September  
16, 2021

- SB 9 Signed into Law

January 1,  
2022

- SB 9 Becomes Effective

# SB 9 Implementation



## Action

- ✓ Implement SB 9 in the City's Land Development Code with several customized provisions that align with the City's ADU regulations.

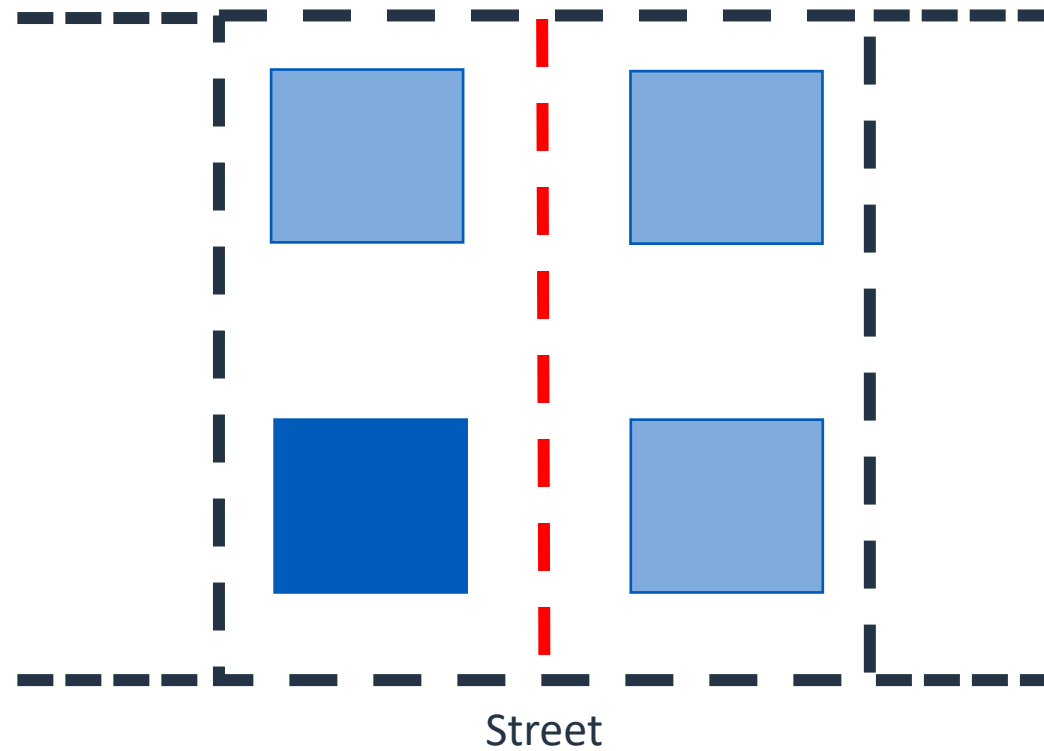
# SB 9 Geographic Limitations



# SB 9: State and Local Requirements

**LEGEND**

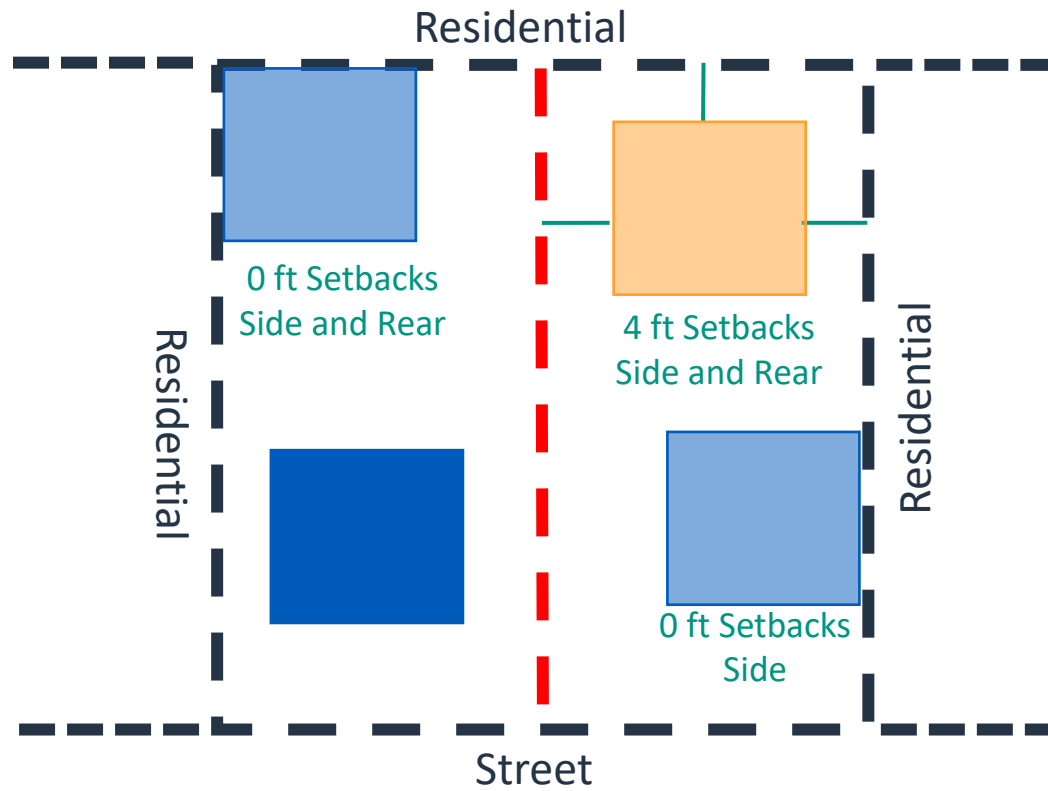
-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line



# SB 9 Setbacks

**LEGEND**

-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line

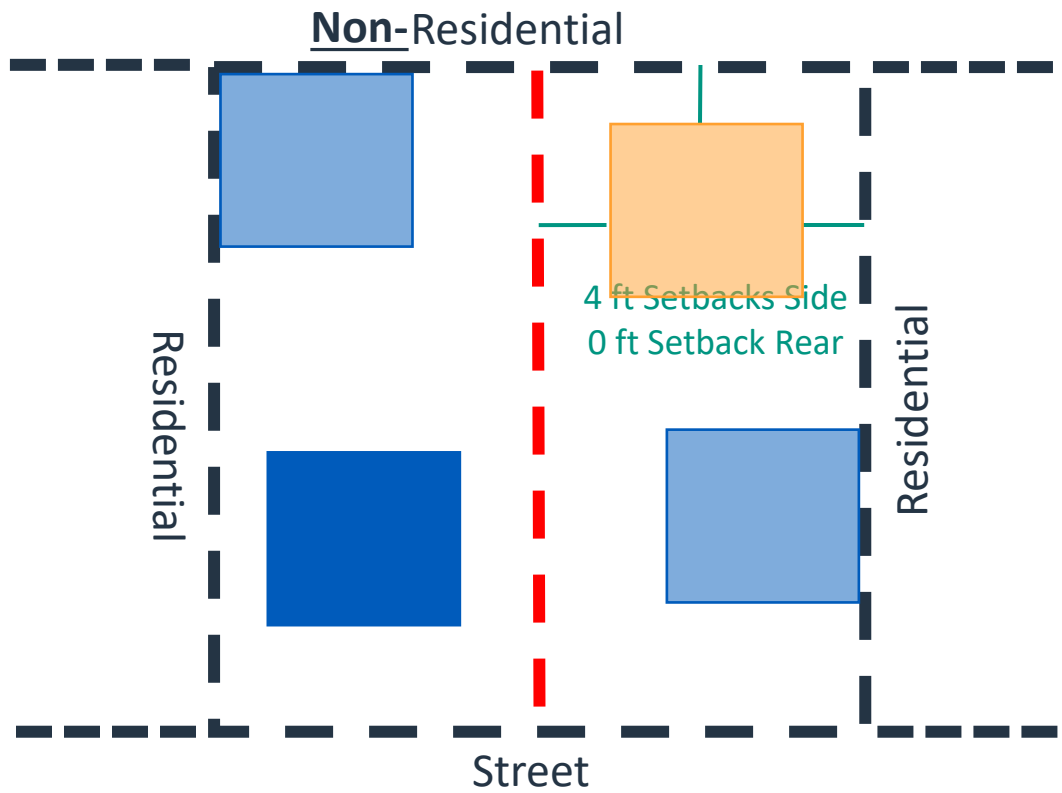




# SB 9 Setbacks

**LEGEND**








-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line

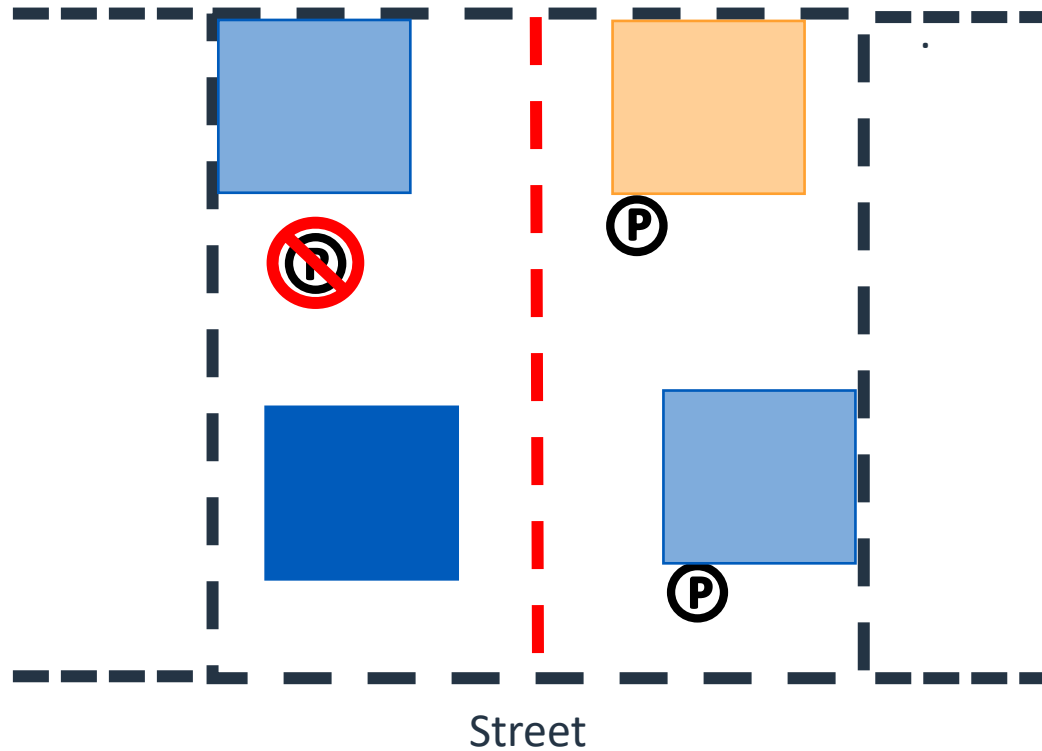


# SB 9

## Parking Outside Transit Priority Areas (TPA)


**LEGEND**

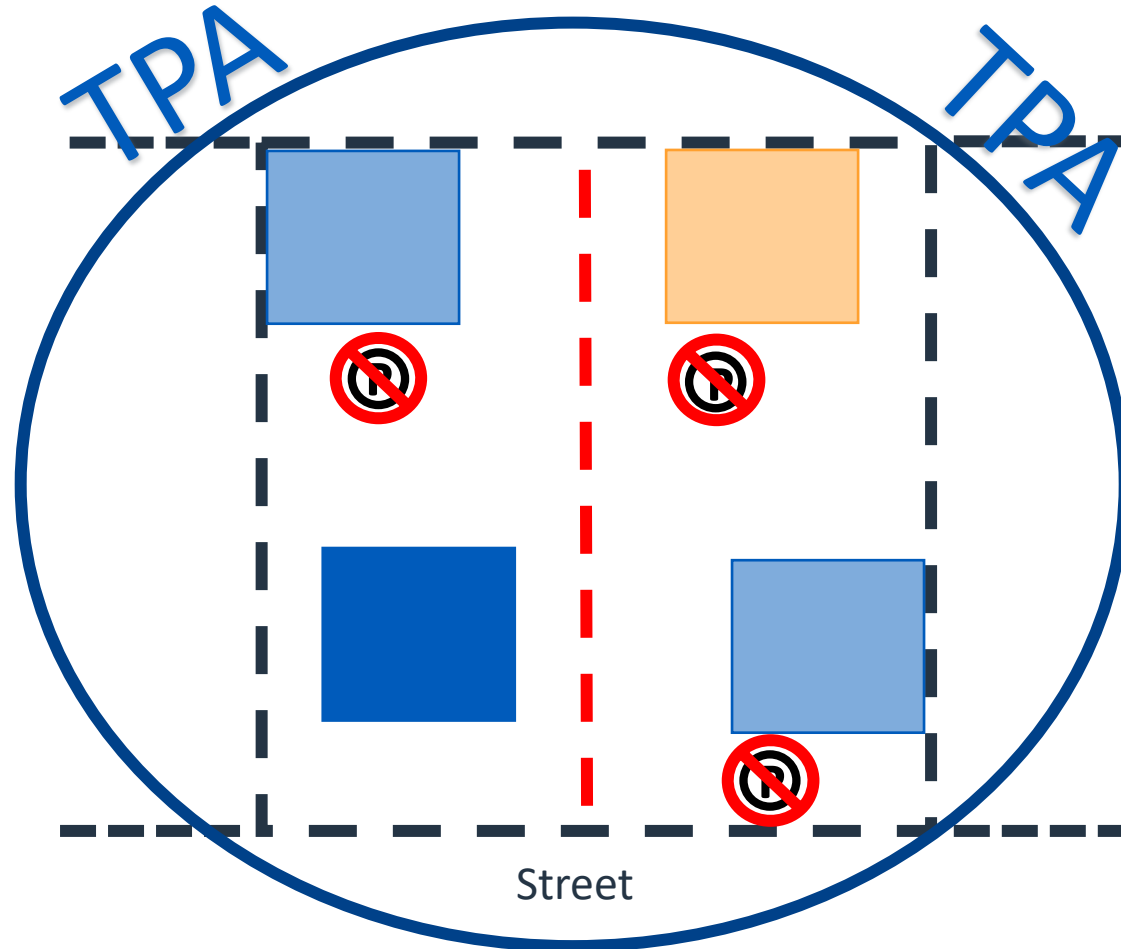
-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line
-  Parking Required
-  Parking Exempt



# SB 9 Parking Inside TPAs






**LEGEND**

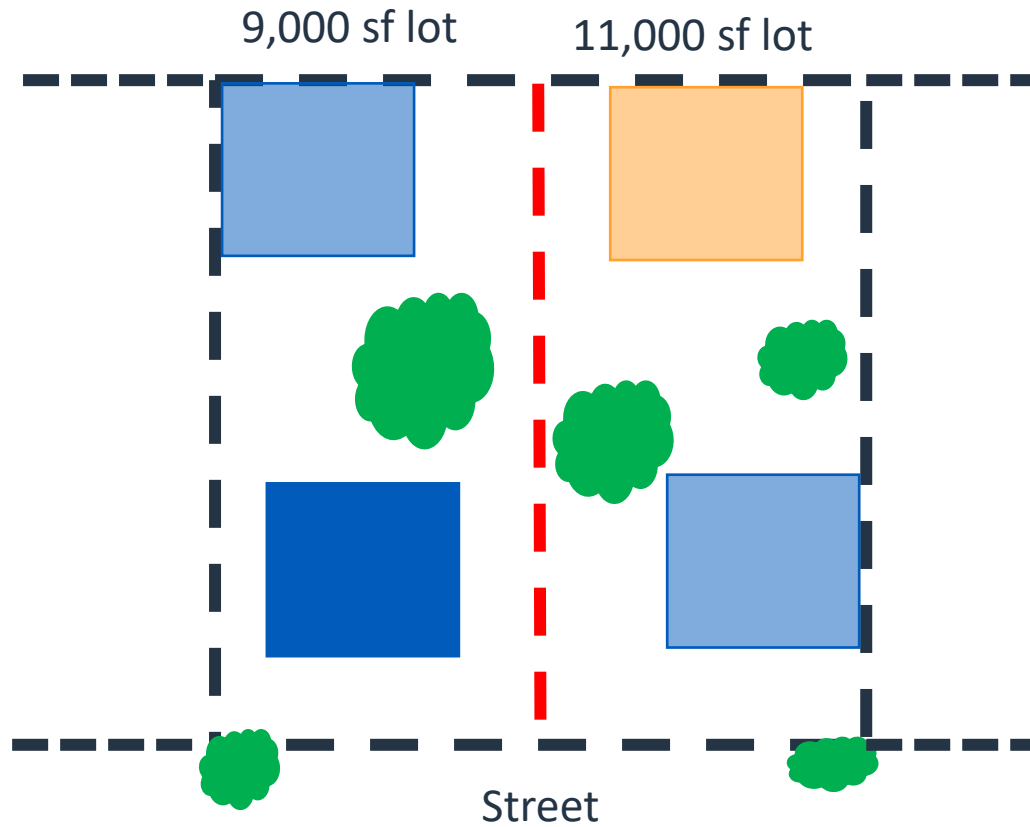
-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line
-  Parking Required
-  Parking Exempt



# SB 9 Tree Canopy

**LEGEND**

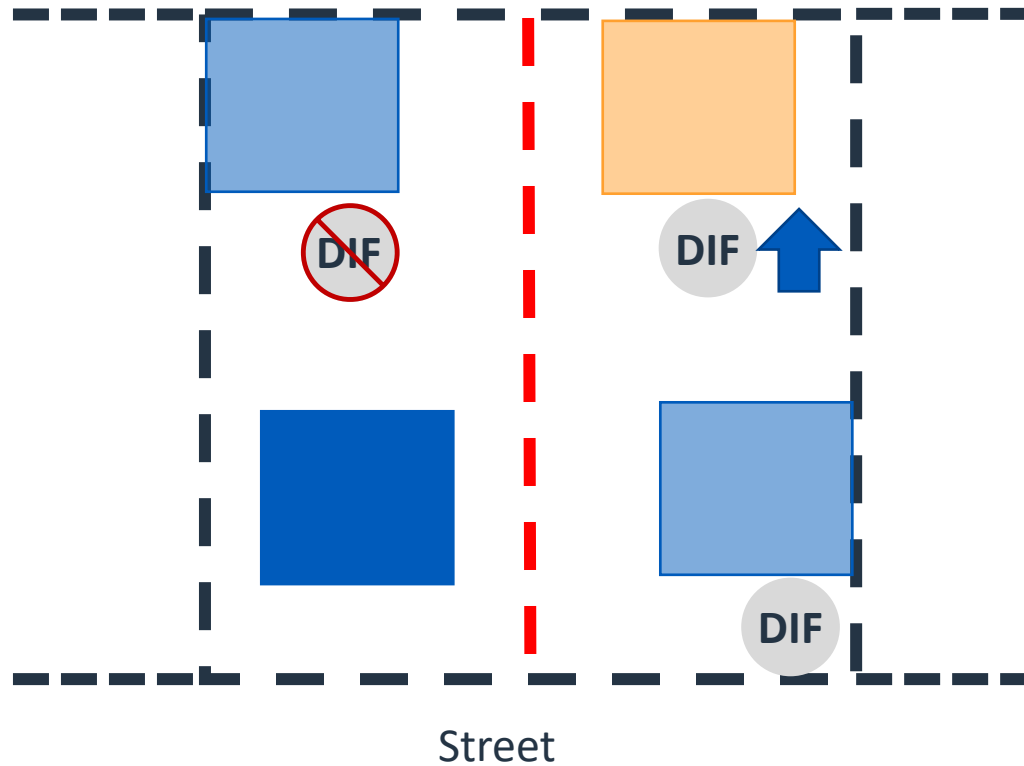
-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line
-  Tree



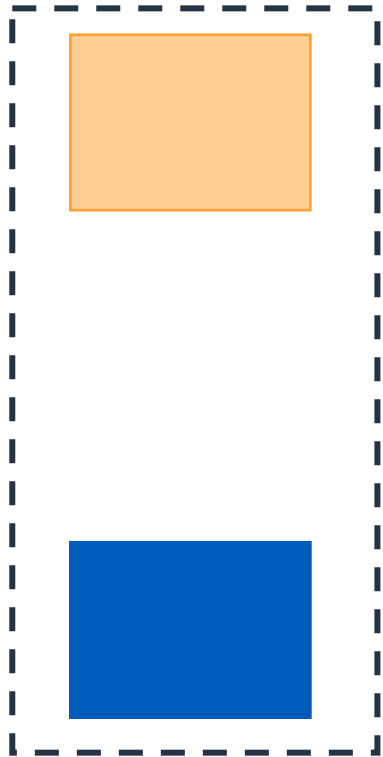
# SB 9 Development Impact Fee (DIF)

**LEGEND**

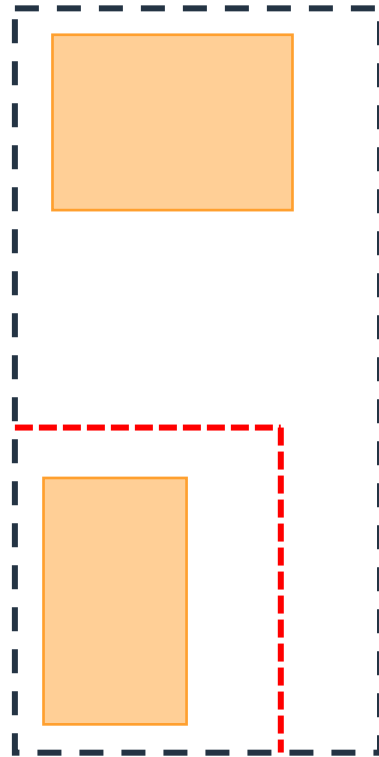
-  New 2 Story House
-  New 1 Story House
-  Existing 1-Story House
-  Existing Property Line
-  New Property Line
-  DIF Charged
-  DIF Exempt



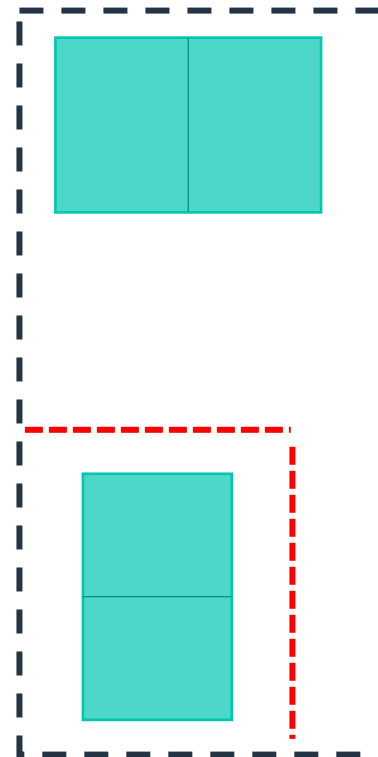
# SB 9 Scenarios



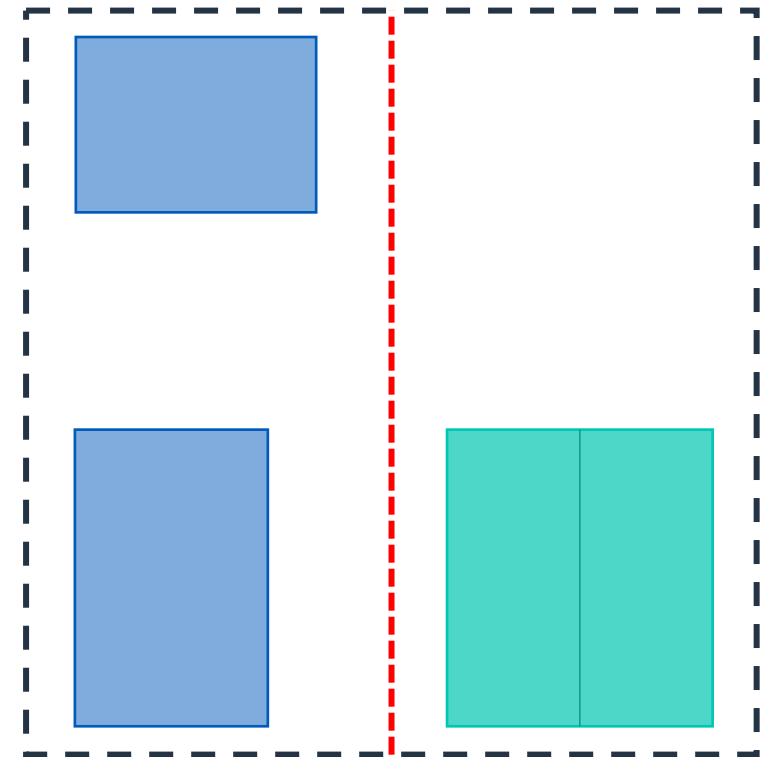
**Scenario 1**  
Build 2<sup>nd</sup> Unit



**Scenario 2**  
Build 2<sup>nd</sup> Unit and  
Split Lot



**Scenario 3**  
Split Lot with  
Duplexes

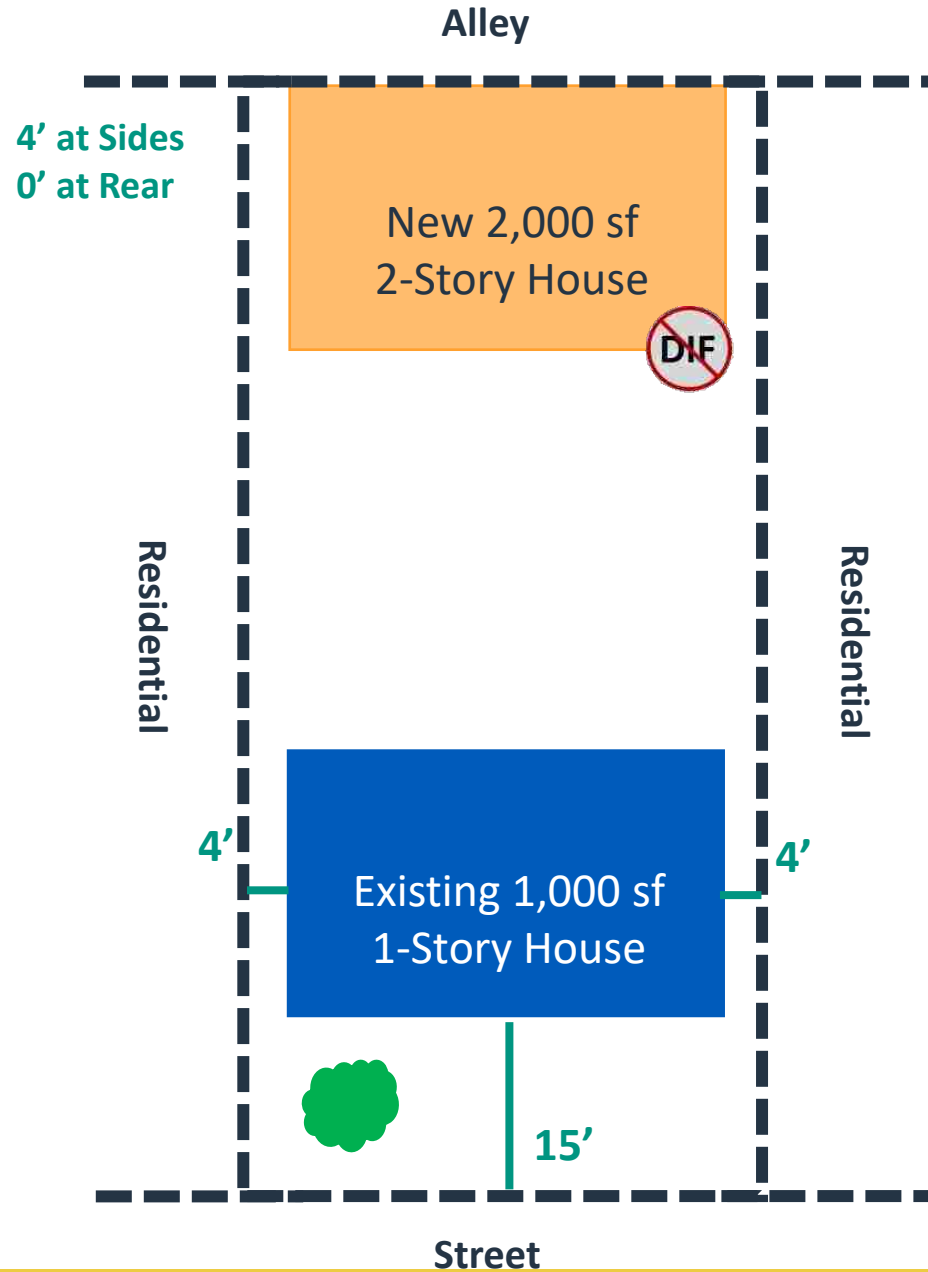


**Scenario 4**  
Split Large Lot with  
Duplexes and Houses

# SB 9 Impact on Typical Single-Family Lot Standards

Lot Standard	RS 1-7	SB 9 Implementation
<b>Dwelling Units Per Lot</b>	1	2
<b>Minimum Lot Size</b>	5,000 sf	40% of Lot & ≥ 1,200 sf
<b>Minimum Lot Dimensions</b>	50' x 95'	None
<b>Height</b>	30'	No Change
<b>Floor Area Ratio</b>	Varies	No Change
<b>Setbacks</b>		
<b>Front</b>	15'	No Change
<b>Rear</b>	13'	4' / 0'
<b>Side</b>	Lot Width x 0.80	4' / 0'

# Scenario 1

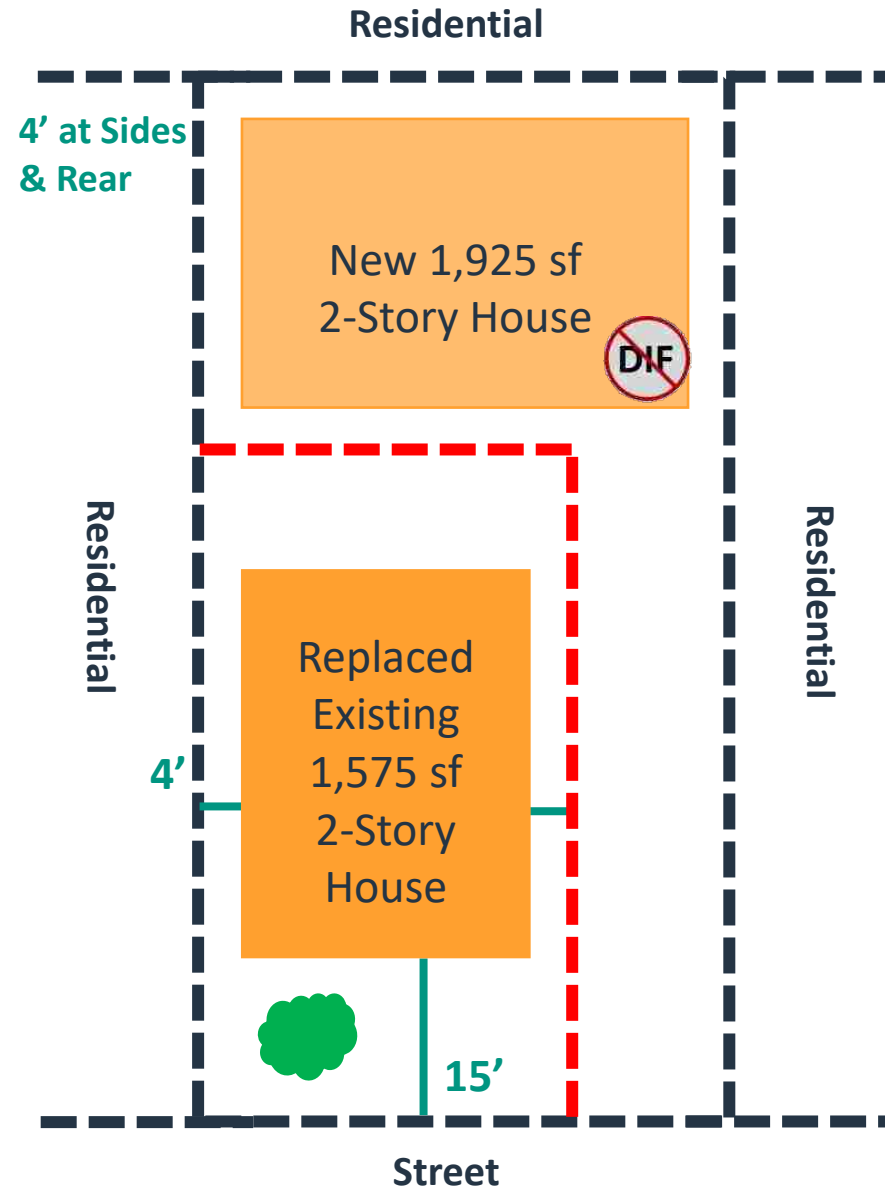


### LEGEND

- New 2 Story House
- Existing 1-Story House
- Existing Property Line
- New Property Line
- DIF Exempt
- Tree



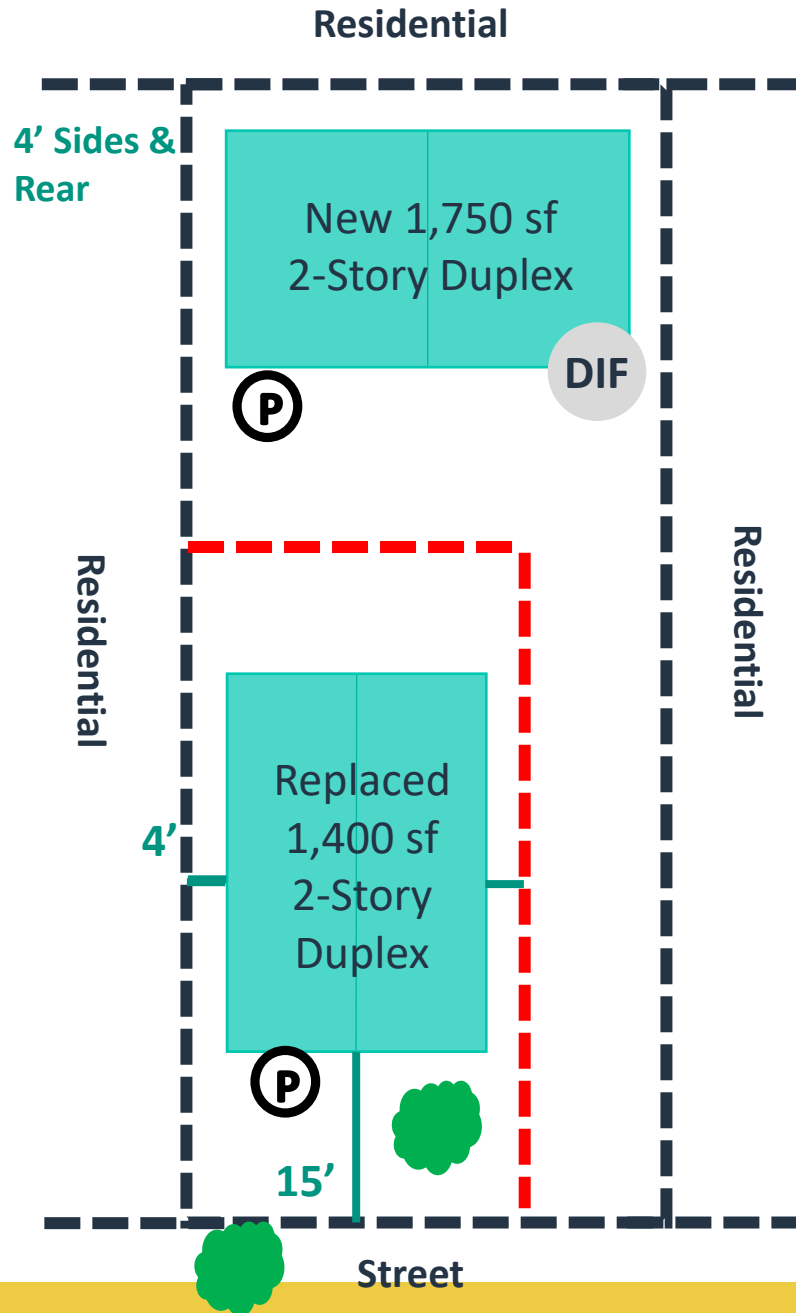
# Scenario 2









### LEGEND

- Replaced Existing 2-Story House
- New 2-Story House
- Existing Property Line
- New Property Line
- DIF Exempt
- Tree

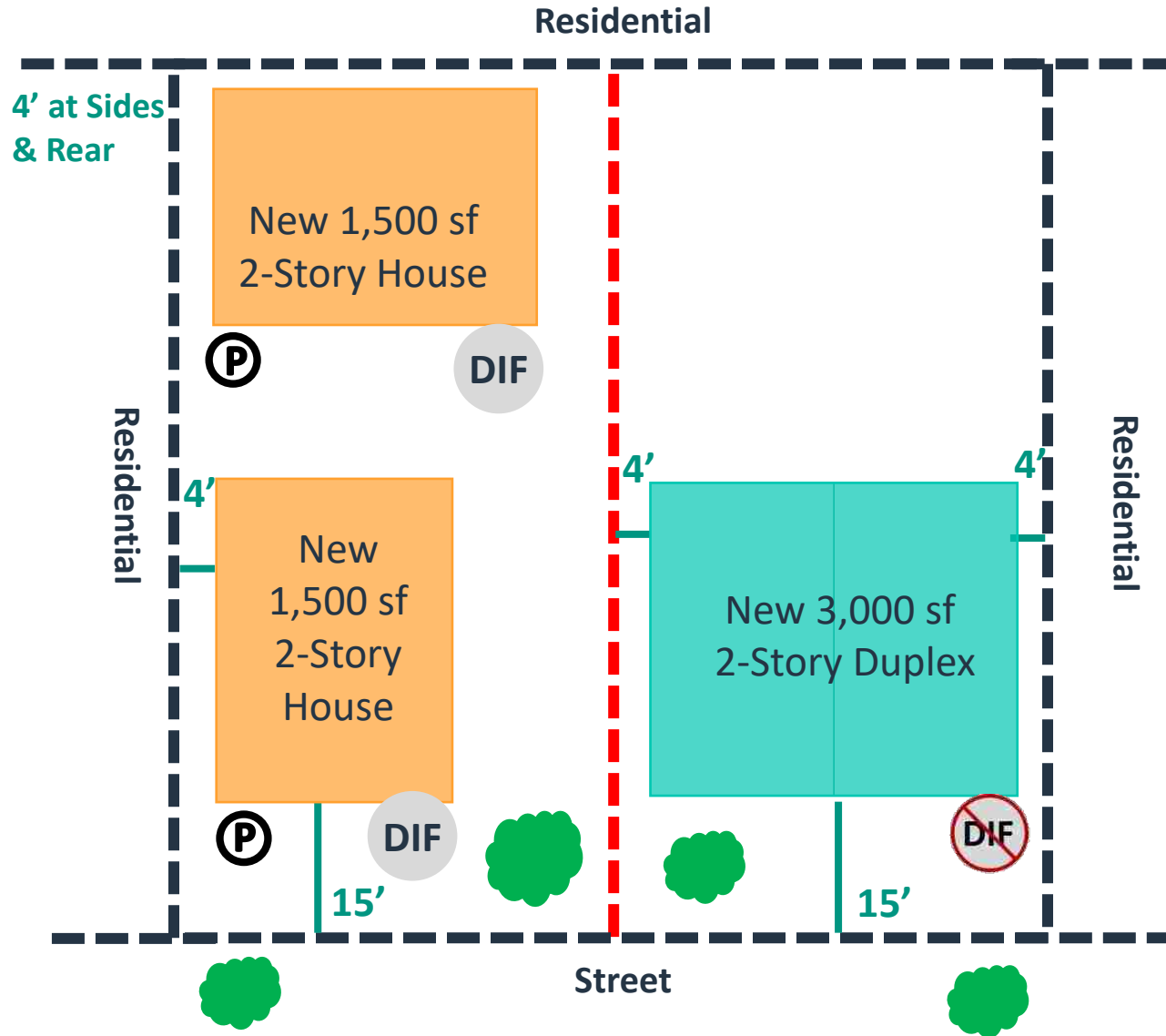
# Scenario 3



### LEGEND

-  New or Replaced 2-Story Duplex
-  Existing Property Line
-  New Property Line
-  Parking Required if outside a TPA
-  DIF Charged
-  Tree

# Scenario 4



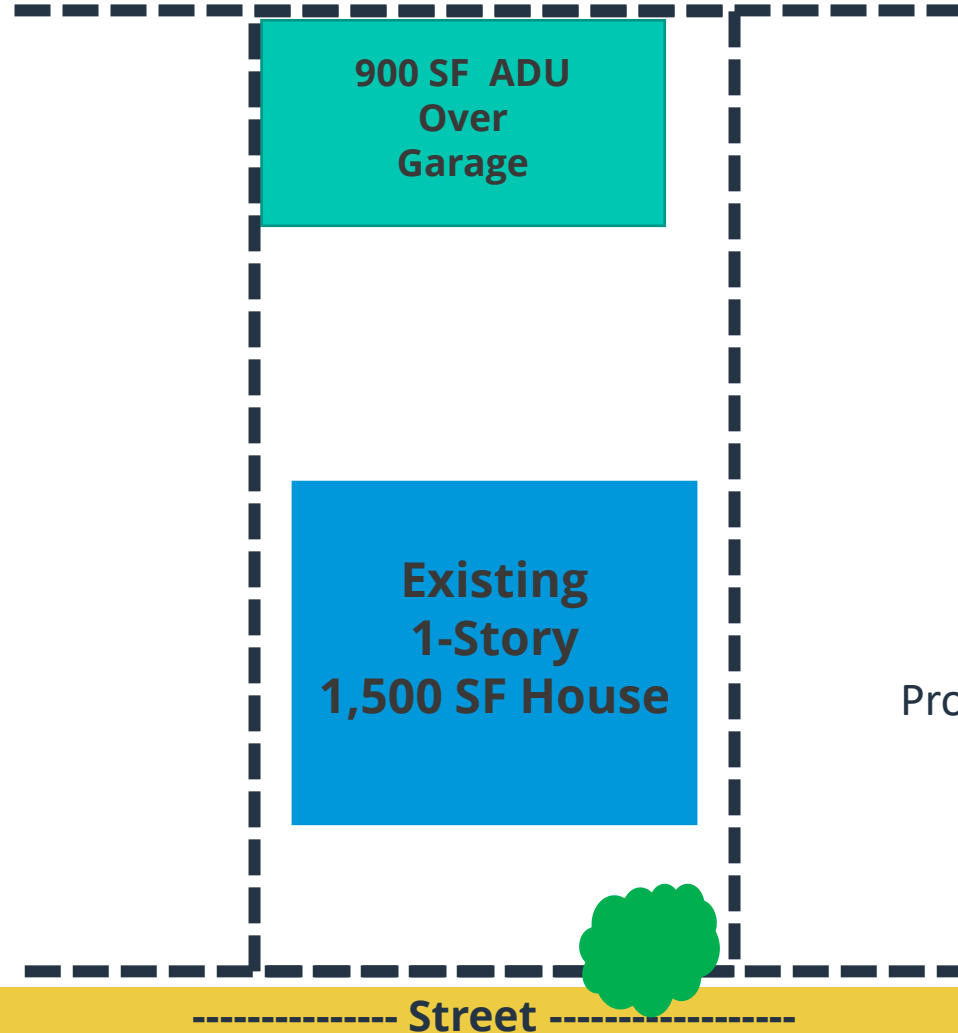
### LEGEND

- New 2-Story House
- New or Remodeled 2-Story Duplex
- Existing Property Line
- New Property Line
- Parking Required
- DIF Charged
- DIF Exempt
- Tree

# Accessory Dwelling Unit Regulations



# ADU Regulation Amendments



First 2 ADUs: Exempt

< 750 SF: Exempt




≥ 750 SF: Proportionate or Scaled

Proportionate:  $900 \text{ sf} / 1500 \text{ sf} = 0.60$  or 60% DIF

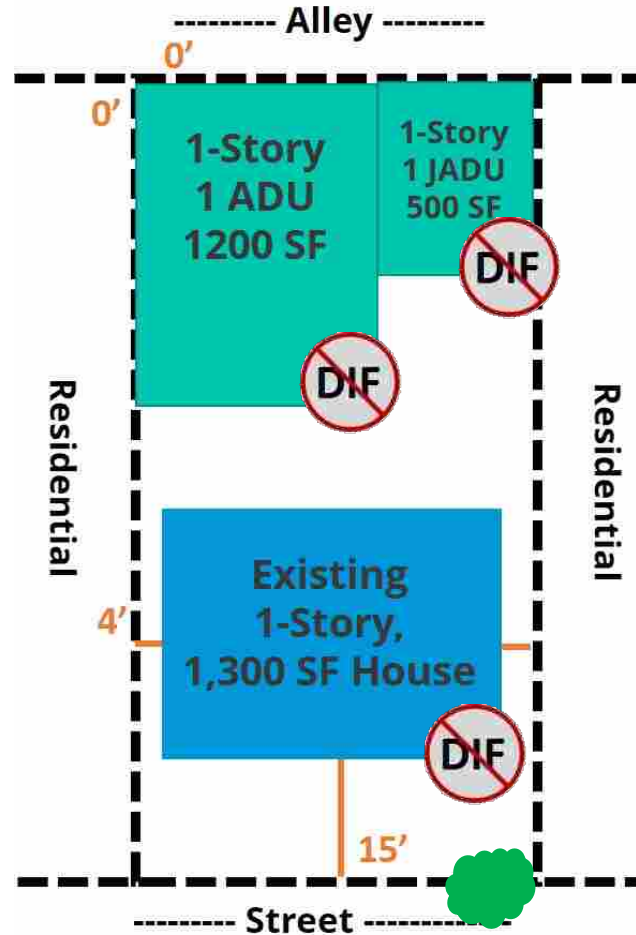
Scaled: Larger ADU = Larger DIF

# ADU Development Scenarios: Single-Family

**LEGEND**




-  = DIF Charged
-  = DIF Exempt
-  = Tree

Dwelling Unit(s)	"Base" ADUs & JADUs
Affordable ADUs	Bonus ADUs

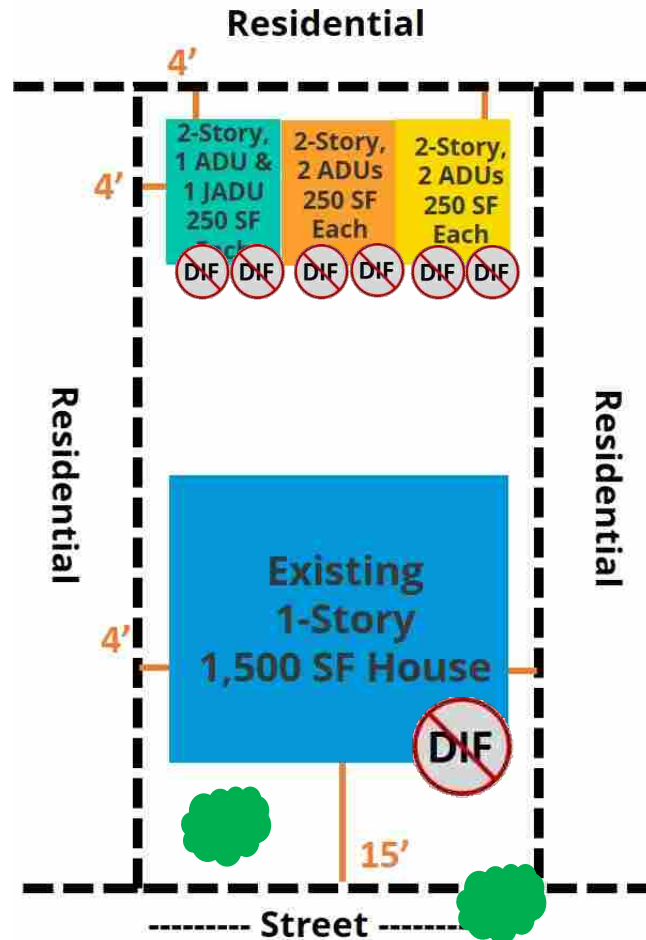


# ADU Development Scenarios: Single-Family

**LEGEND**


-  = DIF Charged
-  = DIF Exempt
-  = Tree

Dwelling Unit(s)	"Base" ADUs & JADUs
Affordable ADUs	Bonus ADUs

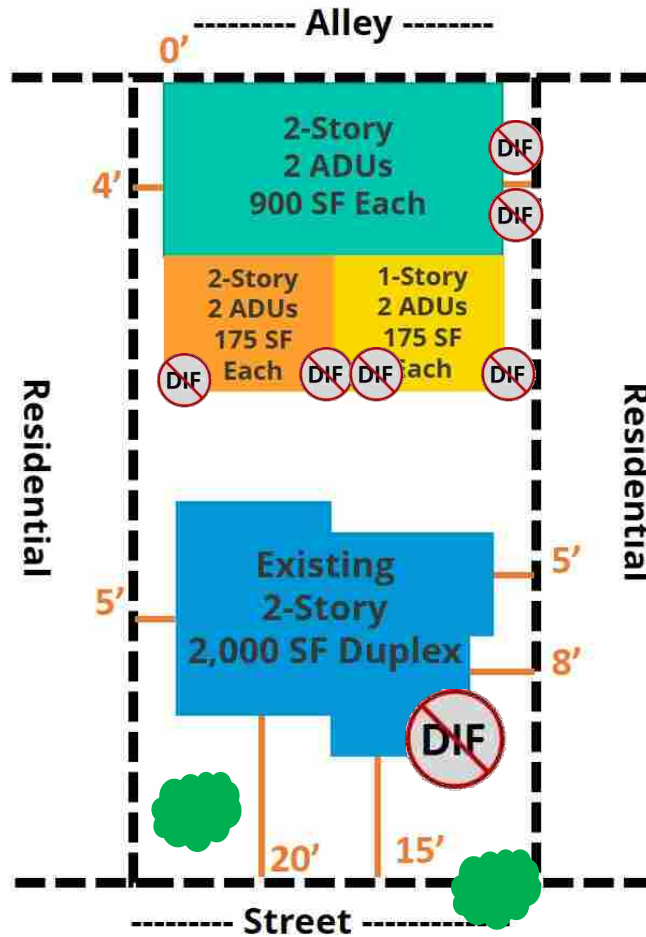


# ADU Development Scenarios: Multi-Family

**LEGEND**

- DIF** = DIF Charged
- DIF** (with slash) = DIF Exempt
-  = Tree

Dwelling Unit(s)	"Base" ADUs & JADUs
Affordable ADUs	Bonus ADUs



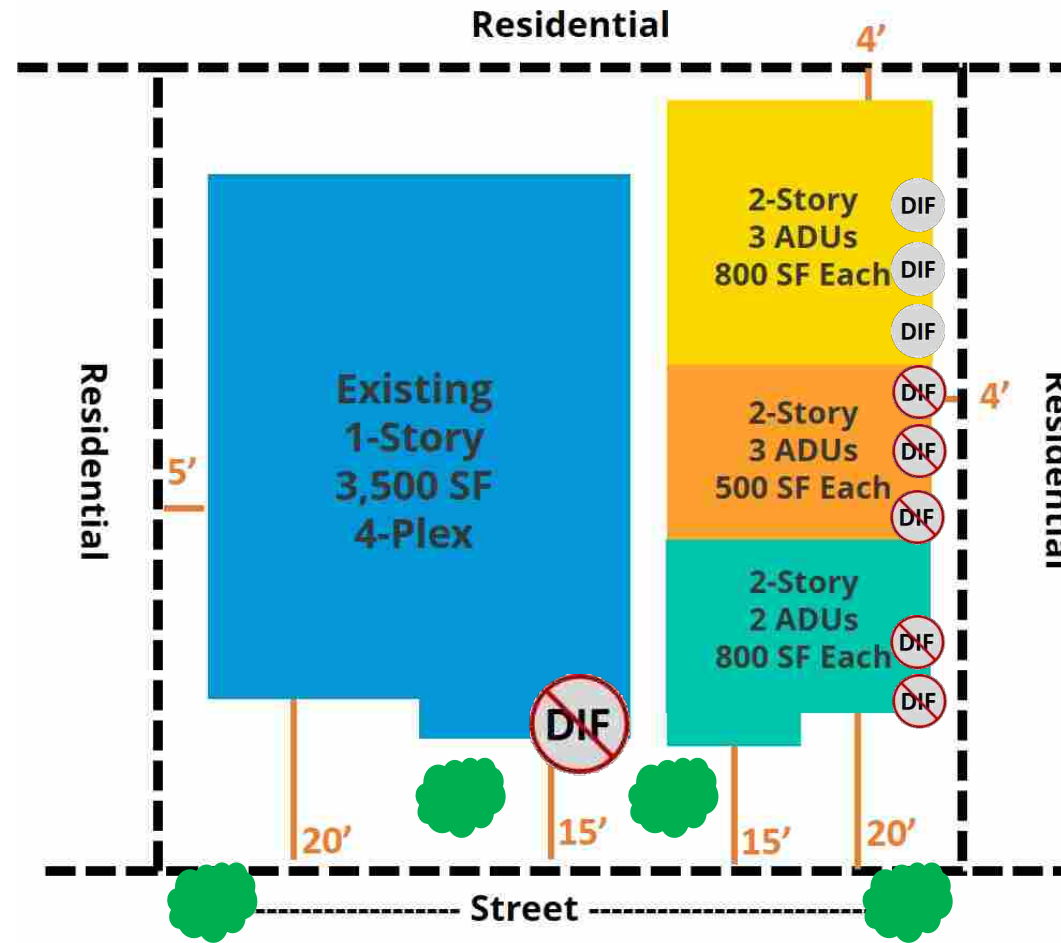


# ADU Development Scenarios: Multi-Family

**LEGEND**

- = DIF Charged
- = DIF Exempt
- = Tree

Dwelling Unit(s)	"Base" ADUs & JADUs
Affordable ADUs	Bonus ADUs



# Tentative Public Hearing Process



# Future Actions

## Land Development Code Amendments

- Affordable Housing Protection for Communities
- Housing on Underutilized Commercial Sites
- Single Resident Occupancy Incentives
- Climate-Friendly Housing Development Near Transit

## Potential Additional State Legislation Implementation

## Potential Middle Income Housing Working Group Recommendations

## Potential Additional Items through Public Outreach

The City of

**SAN DIEGO**



@CityofSanDiego

# Homes For All of Us Initiatives

For more information on the Homes For All of Us initiative and to provide comments on the Housing Action Package, please visit:

<https://www.sandiego.gov/planning/programs/housing-action-package>