



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission (SDHC) Addressing the Housing Affordability Crisis: San Diego Housing Production Objectives 2018-2028 September 8, 2017

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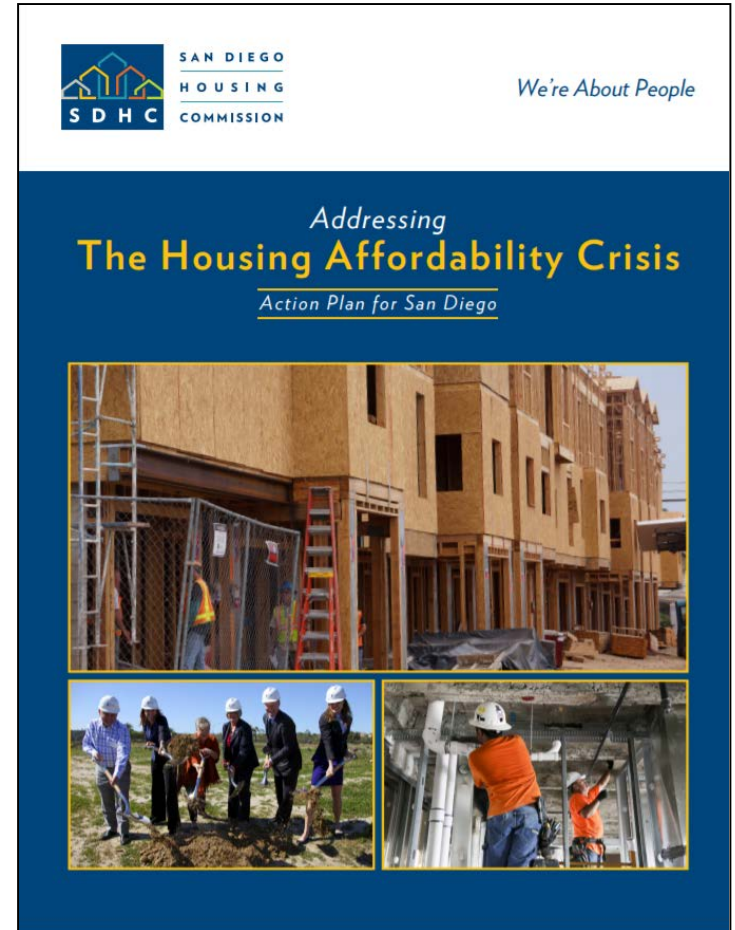
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SDHC – San Diego Housing Production Objectives: 2018-2028

Introduction

- November 25, 2015: SDHC released “Addressing the Housing Affordability Crisis: An Action Plan for San Diego”
- 11 recommended actions at the Local, State, and Federal level to reduce costs and increase production
- To date, action has occurred on nine of the 11 recommendations.
- This presentation addresses the first of these recommended actions: That the City set annual housing production goals.





SDHC – San Diego Housing Production Objectives: 2018-2028 Housing Need

- Housing production levels have not kept pace with population growth.
- The San Diego Association of Government's (SANDAG) 2010-2020 Regional Housing Needs Assessment (RHNA) may not fully identify the City of San Diego's housing need because it does not include the shortfall in housing production in each year.
- Comparison with housing production in peer cities identifies additional housing shortfall in the City of San Diego.
- **6,400 Units:** Top annual production rate in City of San Diego within the last five years
- **17,000 – 24,000 units:** Annual production rate needed by 2028 to adequately meet the newly identified demand for housing in the City of San Diego





SDHC – San Diego Housing Production Objectives: 2018-2028

Housing Affordability

- Nearly 50 percent of San Diego households are unable to find rental housing they can afford.
- Approximately 60 percent of San Diego households cannot afford median-priced home ownership.
- Negative impacts from the low supply of housing:
 - Quality of life degraded
 - Environment negatively impacted
 - Constrains talent available to employers
 - City revenue lost
 - Direct construction jobs lost



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Housing Capacity

- The City of San Diego has the capacity to meet its housing needs within the next 10 years.
- Five main sources for potential new units:
 1. Rezoning to increase density around transit hubs
 2. Redeveloping underutilized parcels of land
 3. Adapting disused industrial zones
 4. Infilling vacant lots
 5. Utilizing Companion Units



Geo-spatial analysis: Google map that overlays each of five sources on City of San Diego





SDHC – San Diego Housing Production Objectives: 2018-2028 Development Bottlenecks

- City of San Diego has simplified the housing development process.
- However, six bottlenecks could present an opportunity for greater streamlining efforts:
 1. Rationalize parking requirements
 2. Simplify planning process
 3. Expand inclusionary housing
 4. Improve community input process
 5. Optimize development impact fee efficiency
 6. Coordinate public funding
- Nearly 20 opportunities to address these bottlenecks have been identified.





SDHC – San Diego Housing Production Objectives: 2018-2028

Initiatives to Accelerate Production (Partial List)

Initiative

1. *Rationalize parking requirements:*
Encourage pooled parking exchanges
2. *Simplify planning process:*
Optimize planning process by
encouraging smaller unit sizes
3. *Expand inclusionary housing:*
Support inclusionary construction by
expanding the Development Services
Department's capacity

Owner

City Council
Mayor's Office
Planning Department

Planning Department

Mayor's Office





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Initiatives to Accelerate Production (Partial List - Continued)

Initiative

4. *Improve community input process:* Utilize process improvements to encourage timely decision making
5. *Optimize Development Impact Fee (DIF) Efficiency:* Ensure DIF model efficiency by converting to per-square-foot basis, where feasible
6. *Coordinate public funding:* Develop a cross-department grants working group composed of local agencies

Owner

City Council
Mayor's Office
Planning Department

City Council &
Planning Dept.

SDHC and City grant
staff, Civic San Diego
Others





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Questions?

