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References to Affordable Housing

1 message

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To: "board@pbplanning.org Planning Group" <board@pbplanning.org>

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Balboa Station Plan & PEIR References

https://www.sandiego.gov/sites/default/files/balboa_avenue_station_area_specific_plan_public_review_draft_171204_2.pdf

https://www.sandiego.gov/sites/default/files/basasp-public_review_deir.pdf

The issue of "affordable housing" came up at the Sub-committee and I thought it would be useful to find out exactly what does the Plan and then the PEIR (which is what is up for comment) - say about affordable housing. So I searched each document.

I make no comment on this info. I'm only providing it in hopes to adequately inform any discussion that comes up. I also provide the links below if you'd like to search on your own or double-check what any that might have been missed.

Plan References (only two found)

2.1.5 Support diverse, balanced, and affordable housing.

2.1.8 Encourage the development of affordable and senior housing units at different income levels.

PEIR References

My search engine found 11 references to affordable housing. I have placed them below with some surrounding text to provide some context. Any can be found online.

1. LU-F.3 Create and apply incentive zoning measures to achieve the desired mix of land uses and public benefits.

a. Continue to provide incentives to development proposals that contribute to the provision of **affordable housing** environmental enhancement, urban design, and energy conservation, as well as those that provide public facilities and amenities over and above regulatory requirements.

b. Ensure that the granting of development incentives does not result in an adverse impact upon health, welfare, and safety of the surrounding community or upon any designated cultural and/or historic resource.

c. The provision of development incentives should be re-evaluated on a regular basis to be certain that the granting of incentives remains in proportion with the benefits derived.

2.

Balanced Communities

One of the goals of the Land Use and Community Planning Element of the General Plan is to encourage diverse and balanced neighborhoods and communities that offer housing for all income levels. Recent initiatives to increase the supply and distribution of **affordable housing** include the Inclusionary Housing Ordinance (adopted in 2003), the City of Villages strategy (2002), the Housing Element (2013), and the remainder of the General Plan (2008). The City of Villages strategy described above under *Village Propensity* also strives to increase housing supply and diversity through the development of compact, mixed-use villages in targeted areas. There are a number of policies that pertain to balanced communities, as noted in Table 5.1-6, *Land Use and Community Planning Element Policies Related to Balanced Communities*.

3 & 4.

Table 5.1-6**LAND USE AND COMMUNITY PLANNING ELEMENT POLICIES RELATED TO BALANCED COMMUNITIES**

LU-H.1 Promote development of balanced communities that take into account community-wide involvement, participation, and needs.

- a. Plan village development with the involvement of a broad range of neighborhood, business, and recognized community planning groups and consideration of the needs of individual neighborhoods, available resources, and willing partners.
- b. Invest strategically in public infrastructure and offer development incentives that are consistent with the neighborhood's vision.
- c. Recognize the important role that schools play in neighborhood life and look for opportunities to form closer partnerships among local schools, residents, neighborhood groups, and the City with the goal of improving public education.
- d. Ensure that neighborhood development and redevelopment addresses the needs of older people, particularly those disadvantaged by age, disability, or poverty.
- e. Provide **affordable housing** opportunities within the community to help offset the displacement of the existing population.
- f. Provide a full range of senior housing from active adult to convalescent care in an environment conducive to the specific needs of the senior population.

LU-H.2 Provide **affordable housing** throughout the City so that no single area experiences a disproportionate concentration.

LU-H.3 Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.

5.

Housing Element

The separately adopted 2013–2020 Housing Element is intended to assist with the provision of adequate housing to serve San Diegans of every economic level and demographic group. The Housing Element includes objectives, policies, and programs for five major goals, including the provision of sufficient housing of all income groups, maintaining the safety and livability of the housing stock, streamlining processes for the creation of new housing development, promoting **affordable housing** and cultivating the City as a sustainable model for development (City 2013b).

6.

Residential Element

According to the Pacific Beach Community Plan, approximately 88 percent of the community features residential development, with the majority of the housing being single-family units. As a developed community, few undeveloped parcels exist for residential development. To implement its goals of having a balanced residential community in Pacific Beach, the following policies relevant to the BASASP area are noted:

- Maintain the residential scale of Pacific Beach and encourage development of residential units within transit corridors, especially along Garnet Avenue.
- Analyze existing multifamily development standards focusing on building size and parking requirements, particularly in transit corridors, to provide incentives, for encouraging **affordable housing** in the form of smaller (1-2 bedroom) units. Further consider options for allowing higher densities in transit corridors while maintaining the intensity of the underlying zone (e.g., by regulating the number of bedrooms).
- Require new development to conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage (identified in Appendix D) and to be implemented through the citywide landscape ordinance.

7. 8. & 9

Affordable Housing Density Bonus Regulations

The purpose of these regulations is to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate income, low income, very low income, or other noted household types.

The regulations are intended to materially assist the housing industry in providing adequate and **affordable housing** for all economic segments of the community and to provide a balance of housing opportunities throughout the City. These regulations implement the provisions of California Government Code Sections 65915 through 65918. It is intended that the **affordable housing** density bonus and any additional development incentive be available for use in all residential development of five or more units, using criteria and standards provided in the General Plan as part of this proposed CPU. All requests are required to be processed by the City of San Diego, and implemented by the San Diego Housing Commission.

10.

5.12.2.2 General Plan Housing Element

Consistent with regional plans and policies provided in SANDAG's Regional Plan, the City's General Plan promotes the City of Villages strategy to address forecasted population growth and development needs through effective and innovative development. This strategy focuses growth into villages or mixed-use activity centers that are pedestrian friendly, offer a variety of housing types and range of densities, and are linked to a transit system. The City's 2013-2020 Housing Element, adopted in March 2013, analyzes the City's housing needs, and identifies potential sites for the provision of additional housing in the City.

The Housing Element includes objectives, policies, and programs for five major goals, including the provision of sufficient housing of all income groups, maintaining the safety and livability of the housing stock, streamlining processes for the creation of new housing development, promoting **affordable housing** and cultivating the City as a sustainable model for development (City 2013b).

11. Section 7.0 Growth Inducement

Proposed land uses included in the BASASP include Residential (15-54 du/ac), Community Village (up to 73 du/ac and up to 109 du/ac), Light Industrial, and Flood Control/Open Space, as well as the Balboa Avenue Station and public rights-of-way. The proposed BASASP supports the City of Villages strategy through a number of related policies in the Land Use, Mobility, Urban Design, and Recreation Chapters relevant to the Pacific Beach portion of the BASASP area (refer to Section 5.1, *Land Use*).

Specifically, these include efforts to provide mixed-use development that would integrate land uses (diverse, balanced, and **affordable housing** jobs; shopping; schools; and recreation); foster pedestrian activity through paseos and pedestrian nodes; enhance pedestrian, bicycle, and transit facilities and opportunities through improvements to connectivity and safety (completing broken linkages, widening sidewalks, upgrading trails, implementing physical barriers along cycle tracks, implementing traffic calming measures, implementing enhanced pedestrian crossing at signalized intersections, installing lighting and signage, etc.); and encourage higher intensity infill development within walking distance to transit stations (within TPAs). The proposed BASASP also includes design elements and policies relevant to visual interest and structure massing, pedestrian-oriented frontages, parking type and location, location and visual shielding of ancillary areas (utilities, storage, refuse, service and loading access, mechanical equipment, etc.), landscaping, and signs. Enhancement of connectivity to Rose Creek and Mission Bay, and the provision of park and recreation facilities through implementation of the LDC regulations are also included.

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