



## SAN DIEGO HOUSING FEDERATION

PROMOTING QUALITY AFFORDABLE HOUSING AND COMMUNITY  
DEVELOPMENT THROUGHOUT SAN DIEGO COUNTY

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### **Recommendations To The City of San Diego Affordable Housing Task Force March 31, 2003**

The Board of Directors of the San Diego Housing Federation has adopted the following recommendations for consideration by the City of San Diego's Affordable Housing Task Force. The Recommendations are organized according to the Task Force's Committees.

These recommendations were developed from an initial list of over 100 solutions that have all been recommended by various stakeholders in the past. We believe that the following recommendations will address the problems and have a reasonable chance of being implemented.

Please feel free to contact Tom Scott, Executive Director if there are any questions about the intent of any of the recommendations: 619-239-6693 or [sdhfexec@housingsandiego.org](mailto:sdhfexec@housingsandiego.org).

#### **Subcommittee 1 – Identification of Need**

This Subcommittee is looking at the production goals for each income level

- The City of San Diego should establish production goals for the development of housing that is affordable to each of the following categories of household incomes:
  - Extremely low income: < 30% of Area Median Income (AMI)
  - Very low income: 30% - 50% AMI
  - Low income: 50% to 80% AMI
  - Moderate income: 80% to 120% AMI
  - Above Moderate : > 120% AMI
- Development of funding strategies for the provision of no fewer than 2,000 additional permanent housing units, in support of local, state and federal strategies for ending chronic homelessness.
- Housing need should be based on a projection of need using the SANDAG 2030 population forecast plus the housing shortfall created during the 1990's. (housing unit projections in the SANDAG forecast only account for new growth).
- Affordable housing should be available in all parts of the city and situated near transit, shopping, schools and parks.

**2 – Development, Regulations, and Incentives**

- The City should update the general plan to accommodate the housing needs identified by the Task Force.
- Identify commercial land that can be rezoned for residential or mixed use.
- The City should reward Area Planning Committees that adopt fair share affordable housing goals by scheduling infrastructure improvement projects in those community areas on a priority basis
- Permit construction of SROs in any zone in the downtown and areas in close proximity to transit, shopping and health and social services.
- Reinitiate joint City/County planning efforts to address homelessness and to strategically match provision of services funding and housing financing to address the permanent housing needs of chronically homeless San Diegans.
- Consider establishing "Performance Standard Overlay Zones" to provide flexibility in development standards for infill projects
- Require an affordable housing impact statement for all new development, rezonings, etc.
- Each community planning area should review design standards to ensure that they are not acting as a barrier to affordable and mixed use infill development.
- Make government-owned land available for affordable residential uses.

## San Diego Housing Federation Recommendations

### **Subcommittee 3 – Finance**

- The City Council should put a measure on the ballot to establish a dedicated tax for the Housing Trust Fund designed to raise \$100 million annually, even if the City Council believes that the measure will likely fail. Let the advocates persuade the voters to support the tax.
- CCDC should set-aside an additional 20% of the tax increment for the low-mod set-aside fund.
- Prioritize CDBG/HOME and other locally administered federal funding for projects located in smart growth areas.
- Provide adequate funding for the San Diego Housing Commission to replace federal funding reductions.
- Provide for the annual adjustment of the established commercial/industrial linkage fee as required in the City's ordinance. Consider retroactively requiring adjustments for the period between 1996-present in which adjustments were not applied.
- Impact Fees should be assessed at the time Certificates of Occupancy are requested, not at the Building Permit phase of the development. Since the "impacts" are not present until residents are on-site, these fees are collected well in advance of when they are needed. This will have the effect of reducing the carrying costs (construction interest) of these fees for 10-12 months resulting in a significant savings to the development while the City (and other agencies) still receive their fees.
- The City of San Diego should be willing to subordinate their affordability restrictions to private and public lenders in order to expedite these agencies funding commitments. The historically low rate of default on affordable housing developments is well documented and thus the risk to the City is minimal. However, the benefit to the project(s) is great. For example, CalHFA, one of the largest sources of funding available in California, has policies that conflict directly with the City's such that many projects cannot gain CalHFA approval due to the City Policies.
- Subject to adequate financing of the Housing Trust Fund prioritize assistance of projects constructed within Pilot Village projects.

**SUBCOMMITTEE 4 – Preservation, Renters and Homeowners**

- All development in the City that removes housing should replace that housing on a one-to-one ratio at equal affordability and should assure that special needs housing is replaced in-kind: SROs, supportive housing, independent living facilities, hospice facilities, etc.
- The City should establish a program similar to the one in Portland Oregon that provides funds for the acquisition of any multi-family housing project, assisted or not, that has historically served low income renters and is in danger of being converted to market rate rentals.
- The City should continue to give priority funding to the affordable units with expiring subsidies and should work to encourage tenant ownership of these buildings.
- The City should reward Area Planning Committees that adopt fair share affordable housing goals by scheduling infrastructure improvement projects in those community areas on a priority basis.
- The City should assure that the Code Enforcement function and its legal companion work efficiently and that information is shared with all parties on a timely basis.
- The City should create a Tenant-Landlord Support Center where comprehensive information on tenant and landlord rights and responsibilities is made available along with a program of community education through conferences and seminars. This Center should provide mediation services as a first step in dispute resolution.
- Owner-occupied, multi-family units should be encouraged on in fill sites too small to attract major development interest thereby contributing to residential stability while offering additional rental units with access to conscientious owners. Appropriate technical assistance networks and property management training should accompany this initiative.
- The City should finance homebuyer education and financial literacy education for all families using vouchers or living in assisted units.
- The City should explore ways to increase downpayment savings for those currently in assisted rental housing.