Housing Solutions includes incentives aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create more housing options for everyone, particularly those at low and middle-income levels.

Encouraging new development within a half-mile of high quality public transit will provide more housing options across all income levels, boost transit ridership, reduce vehicle emissions and motivate active lifestyles.
# COMPLETE COMMUNITIES HOUSING SOLUTIONS

The proposed Complete Communities Housing Initiative provides an innovative new incentive program to stimulate the construction of housing and improve affordability and quality of life for all San Diegans by:

- **FOCUSED HOUSING CONSTRUCTION** in multi-family and mixed-use commercial areas served by transit (Transit Priority Areas (TPA)).
- **REMOVING REGULATORY BARRIERS TO HOUSING** at all income levels, especially low, very low and moderate.
- **INVESTING IN NEIGHBORHOOD AMENITIES** such as recreational opportunities, linear parks, urban plazas, cultural amenities, and promenades.

## WHAT IS PROPOSED

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>DRAFT REQUIREMENTS (What a Project Must Provide)</th>
<th>DRAFT INCENTIVES (What a Project Receives)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within TPAs zoned for multi-family.</td>
<td><strong>MINISTERIAL PROCESSING</strong> By-right approval with limited exceptions.</td>
<td><strong>FLOOR AREA RATIO (FAR(^1))</strong>-BASED DENSITY May construct as many units as allowed by FAR and Building Code minimums.</td>
</tr>
<tr>
<td>Height is limited to 30 feet in Coastal Height Limit Overlay Zone.</td>
<td><strong>FAR-BASED HEIGHT</strong> Height of the project governed by the allowable FAR, except in Coastal Height Zone.</td>
<td><strong>USE OF AFFORDABLE HOUSING INCENTIVES</strong> May use Affordable Housing Incentives and Waivers for relief from some development regulations.</td>
</tr>
</tbody>
</table>

**BUILD AFFORDABLE HOUSING**
Affordable Housing amounts and Area Median Income (AMI) levels 10% at 60% AMI (Inclusionary) plus an additional 10%.

**REPLACE EXISTING AFFORDABLE UNITS**
Complete replacement of equivalently sized existing affordable units.

**ADD NEIGHBORHOOD AMENITIES**
Construction on-site recreation improvements and amenities; OR Payment of fees for improvements.

**MEET DESIGN REQUIREMENTS**
Incorporate pedestrian and multi-modal supportive design.

Additional design requirements for height.

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1 Floor Area Ratio (FAR) is a tool for defining building size and is determined by dividing the square footage (s.f.) of the building by the s.f. of the premises.