

2014 - 2016 CHAMBER HOUSING ACTION PLAN (CHAP)

Issue Area	Action	Responsibility
Create New Funding Sources for Housing (Funding)		
1. Infrastructure Bond with funds identified for affordable housing for 2016 <ul style="list-style-type: none"> • Place a citywide infrastructure initiative on the 2016 based on the TransNet or Proposition MM School Bond Measure model. • Identify and prioritize infrastructure projects with input from the community and businesses to determine the cost of the bond and how it will be paid/financed by the City (voters). • The initiative would include a provision to finance affordable housing. 	<ul style="list-style-type: none"> - Set a date for the initiative. - Determine what projects would be added using community input. - Determine the cost of the initiative and how it will be paid/financed. - City, the Business Community, and public help promote the initiative to voters. 	<ul style="list-style-type: none"> - City Council and Staff - Business Community (Chamber, EDC, BIA, etc.) - Community Planning Groups, and the community

<p>2. Support Infrastructure Financing District Reform Legislation</p> <ul style="list-style-type: none"> • Support comprehensive legislative proposals to overhaul and update current statutes regarding infrastructure financing districts (IFDs). • Urge the City to promptly resolve its issues with the State Department of Finance. • Dedicate a percentage of tax increment for affordable housing. • Allow individual or multiple property owners to set up the districts. • Base tax increment dollars off of sales taxes or some other form of funding. • Extend the duration of IFDs from 30 year to 45 years or longer to make it viable. • Incorporate other reforms that make the IFD more viable and attractive to property owners and local governments. 	<ul style="list-style-type: none"> - Use the City and Chamber’s Sacramento Lobbyists to lobby the Legislature and Governor for legislation. - Engage local State legislators and convince them to introduce the legislation. 	<ul style="list-style-type: none"> - City Lobbyist - Chamber Lobbyist - Local State Legislator(s) - Other trade organizations
<p>3. Support Viable and Equitable Broad based funding Sources for Housing.</p> <ul style="list-style-type: none"> • Continue strong support for SB 391 which would establish a recording fee on real estate transactions to finance affordable housing projects. 	<ul style="list-style-type: none"> - Meet w/ State Legislators. - Create legislative proposals. 	<ul style="list-style-type: none"> - Chamber, other business groups - State Legislators - Chamber Lobbyists
<p>Appropriate Long Range Planning to Increase Production of All Housing (Planning)</p>		
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<p>1. Update Community Plans.</p> <ul style="list-style-type: none"> • Set minimum citywide thresholds for Community Plan Updates and develop a comprehensive density strategic plan. Include a requirement that densities in communities are not lowered or height requirements are made more stringent. Communities will still empowered to provide input on plans that meet their community’s needs, within those over-arching requirements. These rules will ensure that all neighborhoods share the benefits and burdens of increased density and walkability. • Commitments to density and walkability should be made comprehensively in the abstract, and applied equitably upon community plan updates. • The updates would include Program Environmental Impact Report and a package of regulatory reforms to ease and hasten the process of development. • Provide greater incentives to developers that would like to utilize the density bonus to construct more affordable units. • Support proposals by Civic San Diego and the City Planning Department to engage in specific plans and other tools to quickly update planning rules for priority development areas within community plans. 	<ul style="list-style-type: none"> - Engage City Staff and Council Offices. - Educate the Public and Planning Groups. - Ensure Community Plan Updates mimics CCDC’s model. 	<ul style="list-style-type: none"> - City Council - DSD - Planning
<p>2. Create a Parks Master Plan</p> <ul style="list-style-type: none"> • The City must update its definition of park. Currently, developers must negotiate with the Parks & Recreation Department of qualifies as a park. 	<ul style="list-style-type: none"> - Provide Funding for Master Plan & Develop clear methodology for park equivalencies. 	<ul style="list-style-type: none"> - City Council - Planning
<p>The current definition has not been revised for some time, and does not reflect the types of parks needed urban and suburban neighborhoods. Broaden the definition to include various kinds of recreational facilities.</p>		<ul style="list-style-type: none"> - Department DSD - Stakeholders

<p>3. Update CEQA Thresholds to allow for greater density in urban areas.</p> <ul style="list-style-type: none"> • Update Community Plans. • Create Planning Documents to allow entities to perform such actions. • Update acceptable levels of service and revise triggers to allow greater density without requiring individualized CEQA reviews. • Permit levels of service triggers to be less stringent in priority development areas. 	<ul style="list-style-type: none"> - Provide funding for community plan update and increase densities. 	<ul style="list-style-type: none"> - City Council - Planning Department DSD - Stakeholders
<p>Reduce Costs and Expedite Delivery of Housing (Regulatory Relief)</p>		
<p>1. Expand Fee Deferral Programs to include fire sewer, and school fees.</p> <ul style="list-style-type: none"> • Expand fee deferrals to allow developers the option to defer paying these fees or other fees until the project is completed. • Work with other jurisdictions like school districts, etc., to allow for deferred fees. 	<ul style="list-style-type: none"> - Identify fees beyond DIF/FBA. - Receive buy in from City Departments. 	<ul style="list-style-type: none"> - Facilities Financing - Planning Department
<p>2. Exempt Public Infrastructure built w/ private dollars from Prevailing Wage Ordinance.</p> <ul style="list-style-type: none"> • Provide a waiver, or carve out, to projects that did not use public dollars. 	<ul style="list-style-type: none"> - Provide funding for master plan. - Develop clear methodology for park equivalencies. 	<ul style="list-style-type: none"> - City Council - DSD - Planning Department - Stakeholders
<p>3. Reduce or replace the Inclusionary Housing Fee and Workforce Housing Offset Fee.</p> <ul style="list-style-type: none"> • Ask the City Council to adopt broad based funding source(s) that would fund the City's Housing Trust Fund. If the new funding source generates more money than the inclusionary and Workforce Housing Offset Fee, then the City should lower or replace the fees. 	<ul style="list-style-type: none"> - Identify existing 'broad-based' fees or funding sources that do not generate money for the City Housing Trust Fund (HTF) - Identify and create new funding broad-based funding sources that would generate money for the HTF. 	<ul style="list-style-type: none"> - City Council

<p>4. Exclude circulation fees (I.e. corridors) from calculation of school fees.</p>	<ul style="list-style-type: none"> - Develop a City Council Policy. - Confirm policy with San Diego Unified School District. 	<ul style="list-style-type: none"> - City Council - DSD - San Diego Unified
<p>5. Provide regulatory framework for creative parking solutions.</p> <ul style="list-style-type: none"> • Direct City Staff to work with stakeholders to lower parking requirements for residential projects and allowing alternative methods to satisfy parking requirements, like bike racks and car-shares. • Finance Civic San Diego planning strategies to examine and implement market-based parking approaches. Analyze and implement nationwide “best practices” for efficient parking design standards and development regulations for infill and smart growth development. • Allow one level of parking above ground without counting towards the project’s FAR for urban projects. • Allow by-right tandem private (garage) parking for all new multi-family residential and mixed-use development and ease parking requirements for mixed-use and transit-oriented development projects. • Pursue community-wide parking reform measures in parking-impacted communities including the creation of parking districts, and shared parking and offsite public parking alternatives. Allow for in-lieu fees and parking districts in lieu of mandatory onsite parking for mixed uses. 		<ul style="list-style-type: none"> - City Council - DSD

Outstanding recommendations undecided by the CHAP Subgroup

<p>Lower voter thresholds for infrastructure projects.</p> <ul style="list-style-type: none"> • Change state laws lowering two-thirds requirement for voter approval on infrastructure projects. 	<ul style="list-style-type: none"> - Introduce or support state legislation changing voter thresholds. - Lobby state legislators to introduce and support such proposals. - Lobby Governor to sign such legislation. 	<ul style="list-style-type: none"> - State Legislature - Governor
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