

Home Run for Homes

Celebrating the Success of San Diego's
Affordable Homes Bonus Program



April 2022



Affordable Homes Bonus Program

No Bonus



No Affordable Units

100 Base Density Market Rate Units

100 Total Units

Old Density Bonus



35 Bonus Market Rate Units

11 Affordable Units

89 Base Density Market Rate Units

135 Total Units

AB2345 Density Bonus



50 Bonus Market Rate Units

15 Affordable Units

85 Base Density Market Rate Units

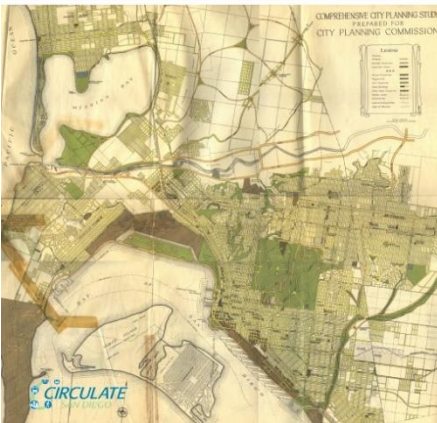
150 Total Units

Past Density Bonus Reports

- ◇ Circulate has released four reports, two in 2017 and two in 2020, regarding the density bonus.

Transit Oriented Development

A strategy for the City of San Diego to advance the climate, affordability, and the economy



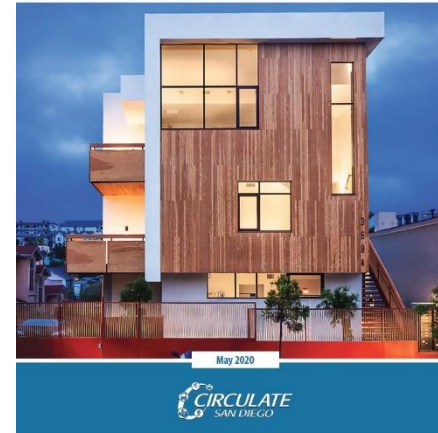
Early Win for Affordable Homes Bonus Program

An Initial Evaluation of the City of San Diego's Innovative Tool for Affordable Homes



Good Bargain

An Updated Evaluation of the City of San Diego's Affordable Homes Bonus Program



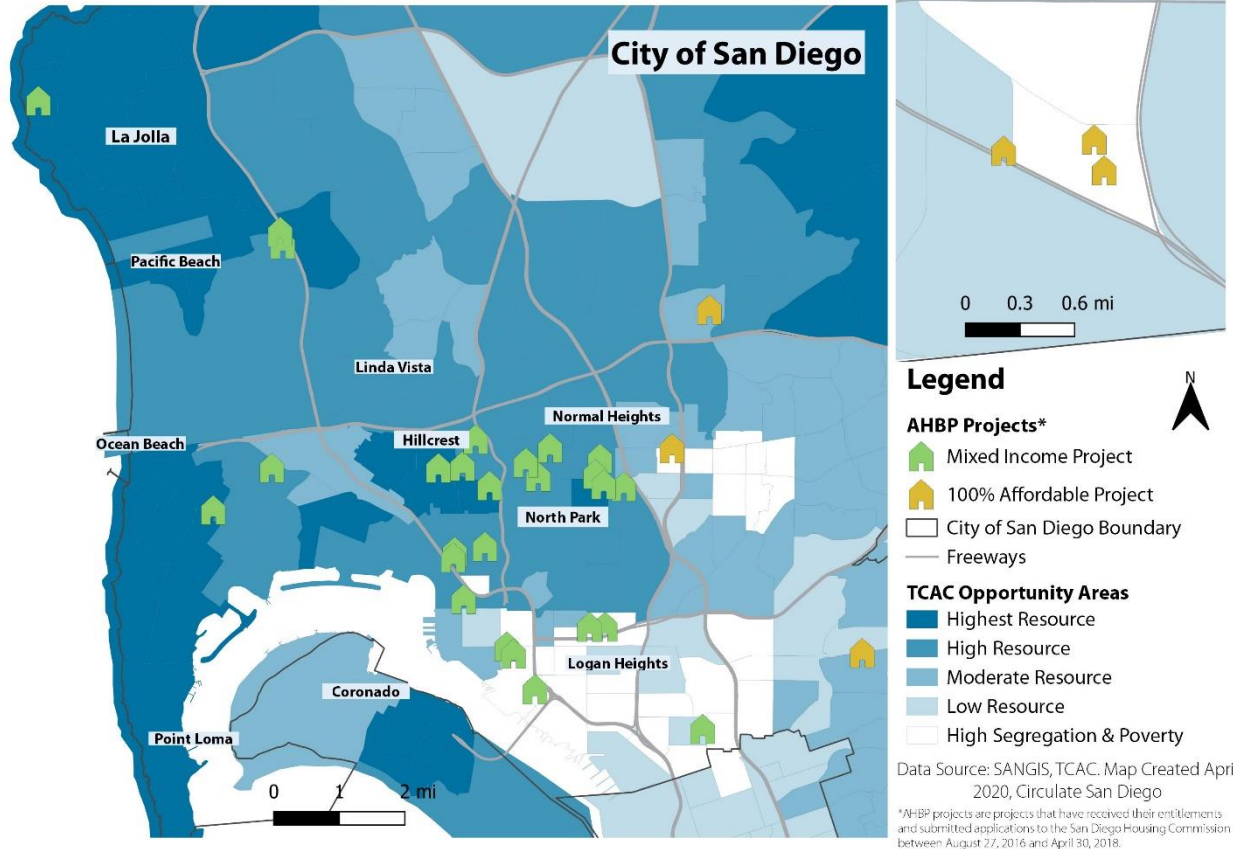
Equity and Climate for Homes

Geographic Analysis of the City of San Diego's Affordable Homes Bonus Program



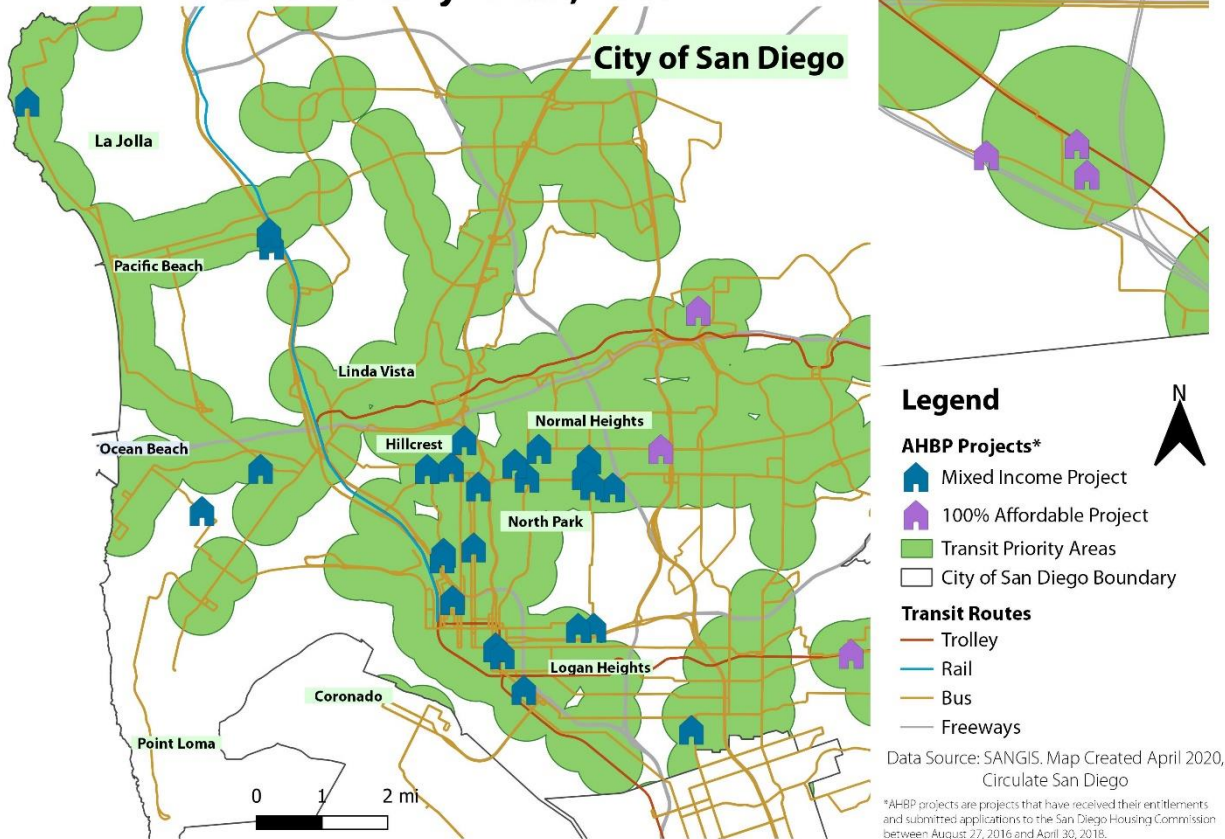
Benefits: Equity

Affordable Homes Bonus Program Projects in California Tax Credit Allocation Committee (TCAC) Opportunity Areas, 2019



Benefits: Climate

Affordable Homes Bonus Program Projects in Transit Priority Areas, 2019

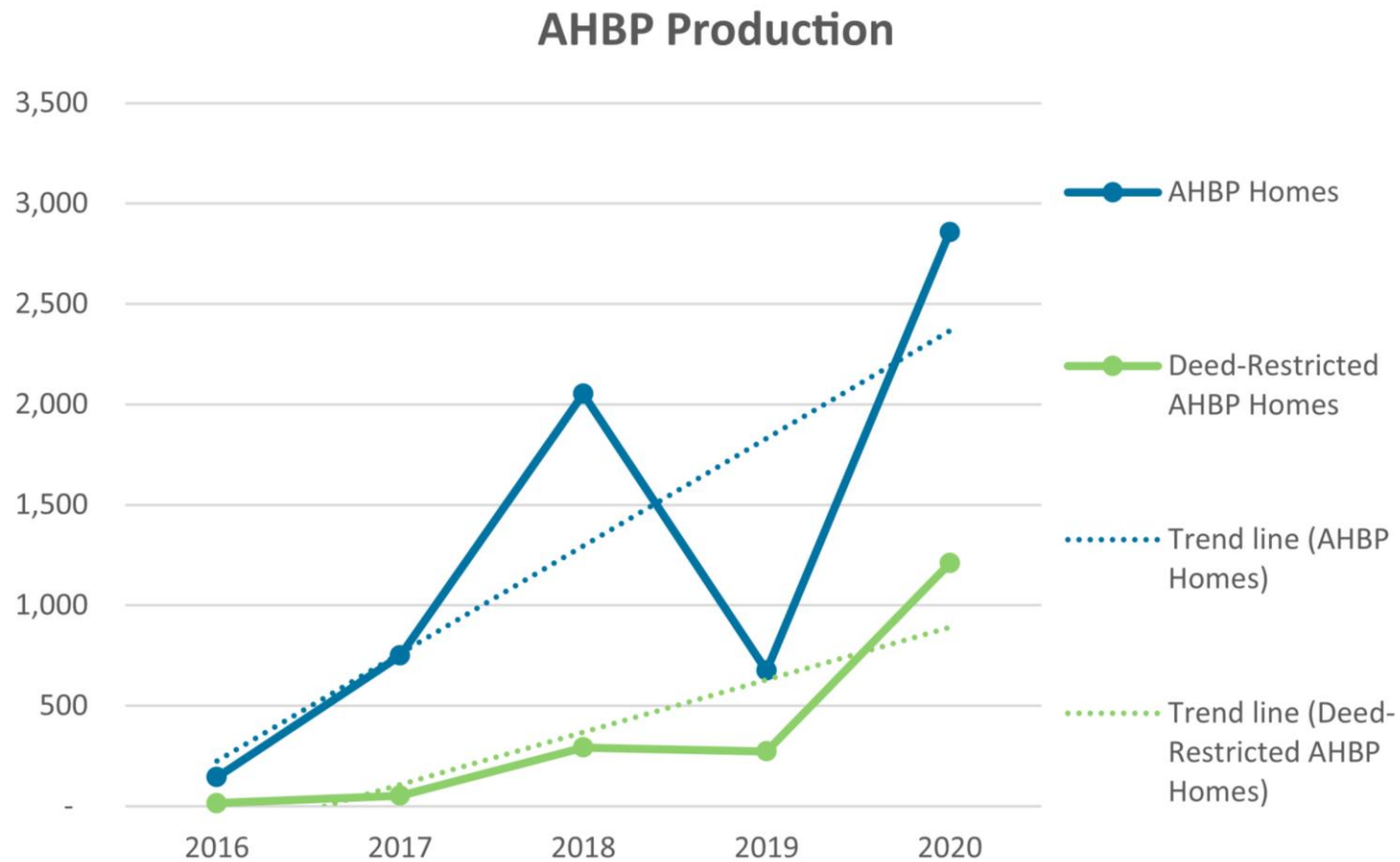


Benefits: Good Bargain

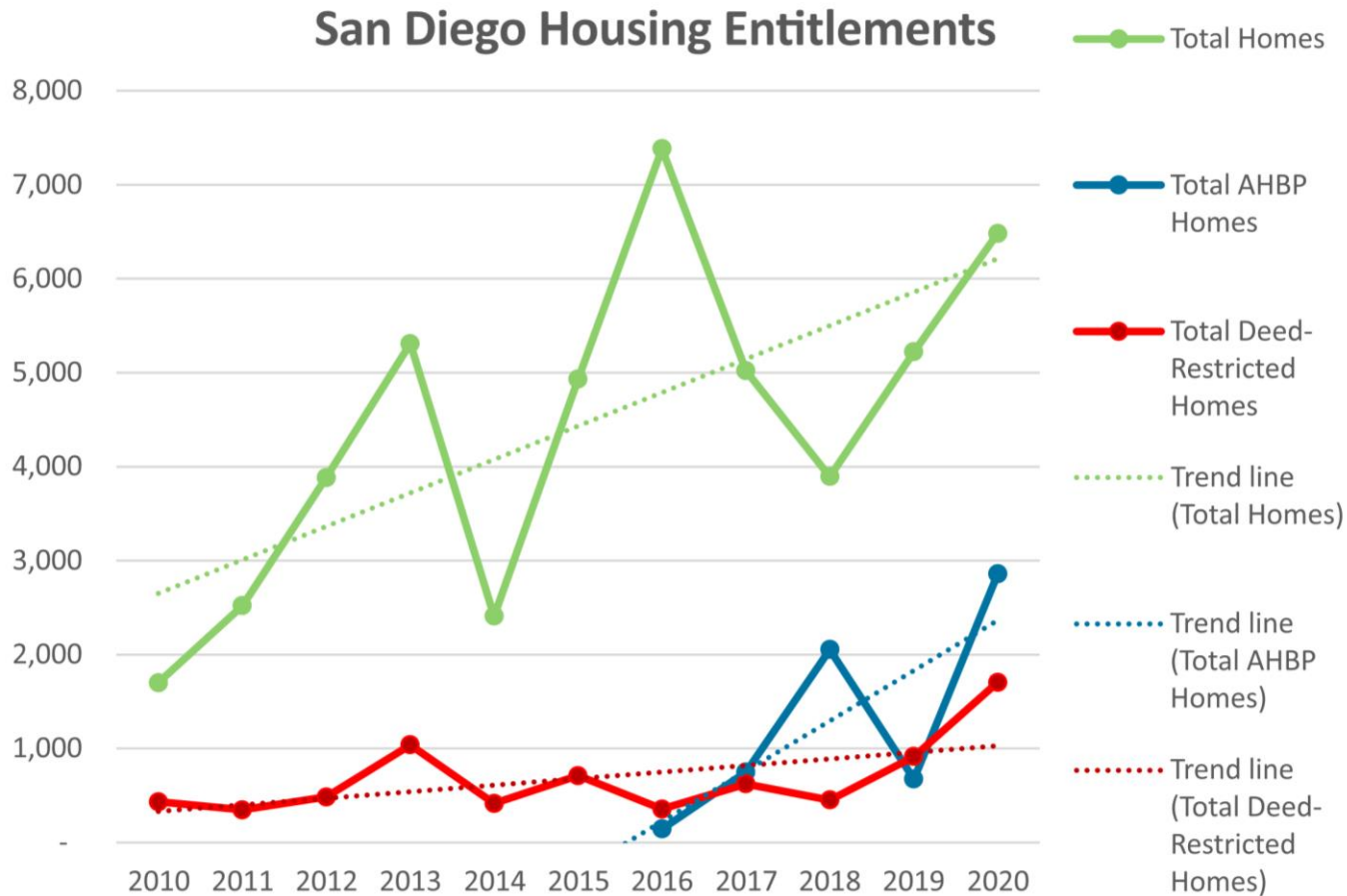


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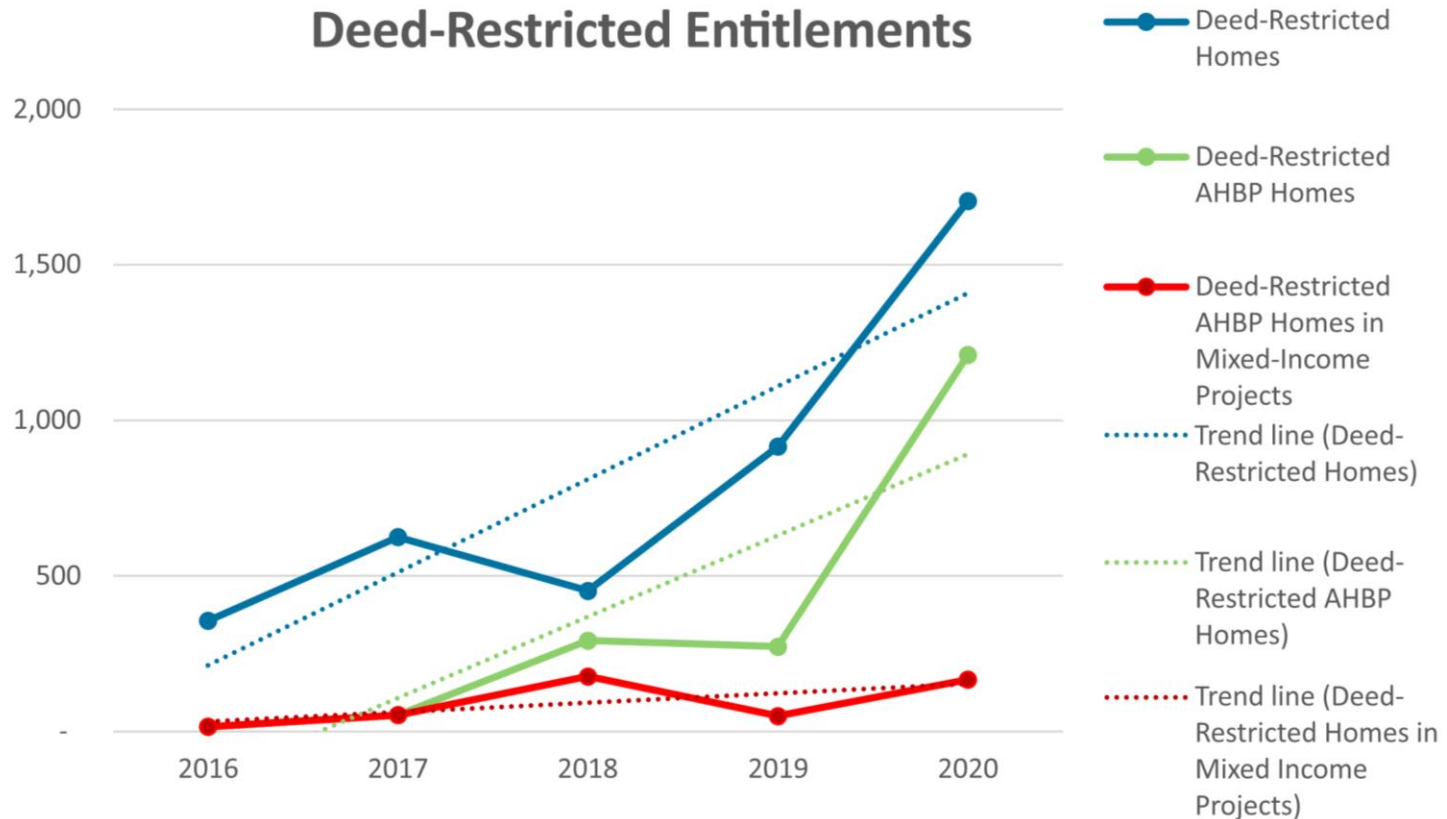
Data: AHBP Production



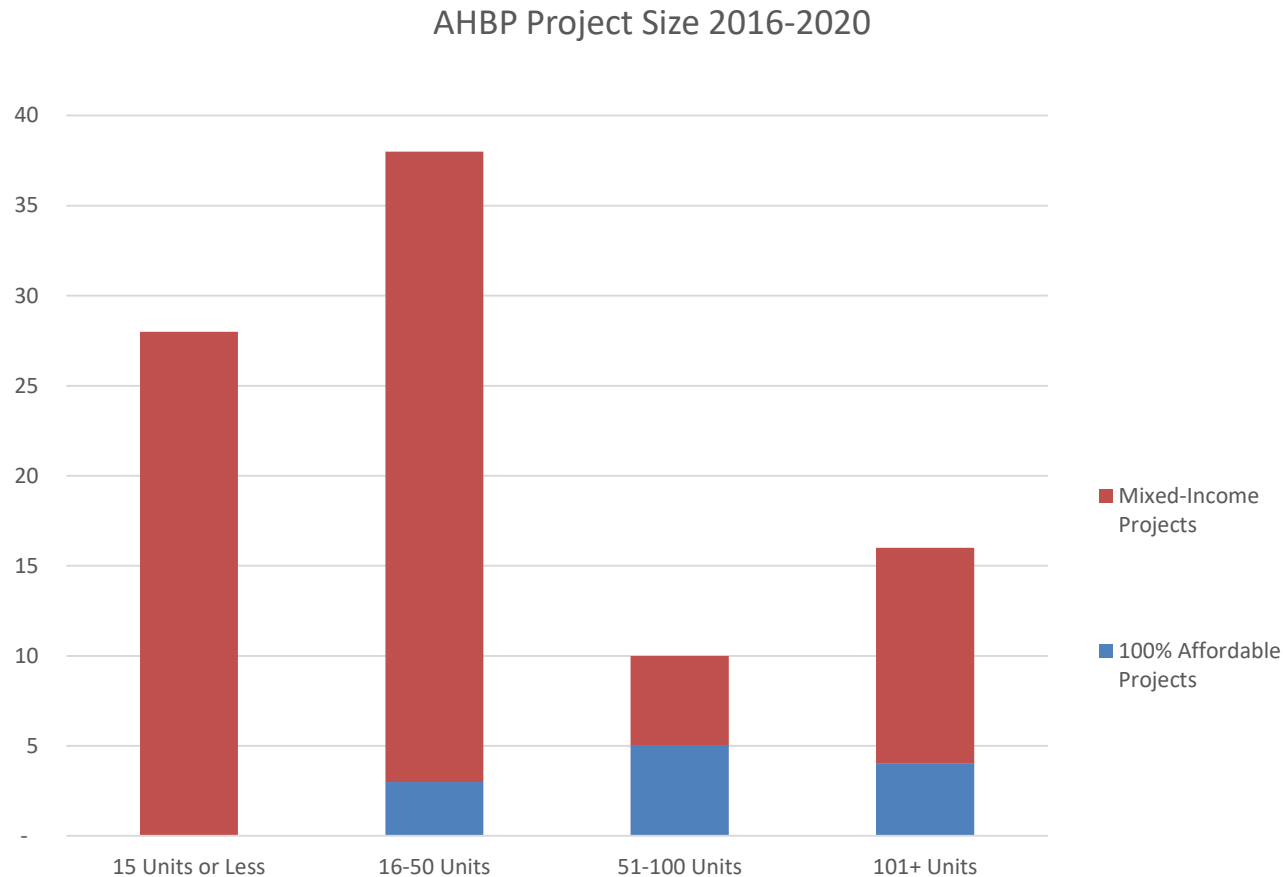
Data: San Diego Housing Entitlements



Data: Deed-Restricted Entitlements



Data: AHBP Project Size



Data Issues

- ◇ Housing Element Annual Reports contained internal inconsistencies
- ◇ The lack of accurate, accessible data impacts the ability to track housing production.



Policy Implications

- ◇ The California Legislature should expand State Density Bonus Law.
- ◇ Local governments should implement and enhance the Density Bonus Law.
- ◇ Parking Reform should continue.



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Advisory Committee

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Jesse O'Sullivan
josullivan@circulatesd.org

<https://www.circulatesd.org/HomeRunForHomes>

