



Inclusionary Housing Workshop

January 7, 2020

Inclusionary Housing – Timeline

Workshop

- **May 27, 2020** - Concept of inclusionary housing and in-lieu fees presented to City Council.
- **June 24, 2020** - City Council presented with built examples of inclusionary housing, a sample inclusionary housing ordinance, and additional information on inclusionary housing in-lieu fees.
- **October 28, 2020** - Staff reported findings to City Council of stakeholder meetings and results of a survey on inclusionary housing completed by stakeholders.

Inclusionary Housing - Stakeholders

Workshop

Affordable Housing Development

- Jamboree Housing
- Bridge Housing
- San Diego Housing Federation
- Ambient Communities
- Community HousingWorks
- Habitat for Humanity

Inclusionary Housing - Stakeholders

Workshop

Market-Rate Housing Development

- City Ventures
- Cameron Brothers
- Mirka Investments
- Ambient Communities

Inclusionary Housing - Stakeholders

Workshop

Real Estate/Mortgage Industry

- Pacific Southwest Assoc. of Realtors
- Wiese and Associates
- Mission Realty Group
- Whissel Realty Group
- San Diego County Credit Union
- Cal Coast Credit Union
- Navy Federal Credit Union

Inclusionary Housing - Stakeholders

Workshop

Other

- Michael McSweeney – Building Industry Association
- Veronica Tam – City's Housing Element Consultant

Inclusionary Housing Elements

Workshop



Housing Affordability

- Requirement percentage
- Applicability threshold
- On-site construction
- In-lieu Fees

**SAN DIEGO COUNTY CITIES
WITH INCLUSIONARY HOUSING PROGRAMS**

| | Applicability | Requirement | On-site Construction | In-lieu Fee |
|---------------------|----------------------|--------------------|-----------------------------|---------------------|
| Carlsbad | 2+ units | 15% | For 6+ units | \$4,515 per unit |
| Chula Vista | 50+ units | 10% | No | \$12,422 per unit |
| Coronado | 2+ units | 20% | No | \$7,000 per unit |
| Del Mar | 2+ units | 10% | For 6+ units | \$30 per sq. ft. |
| Encinitas | 10+ units | 15% | Yes | \$26,796 per unit |
| Oceanside | 3+ units | 10% | No | \$10,375 per unit |
| Poway | 1+ units | 15% | No | \$4,500 per unit |
| San Diego | 2+ units | 10% | No | \$25 per sq. ft. |
| San Marcos | 1+ units | 15% | For 6+ units | \$23,625 per unit |
| Solana Beach | 5+ units | 15% | No | \$25.28 per sq. ft. |

*Per required affordable unit

Staff Recommendation

Receive comments from stakeholders and provide direction to staff as to whether an inclusionary housing program should be included in the Sixth Cycle Housing Element.

Panelist Introductions

Questions and Answers

