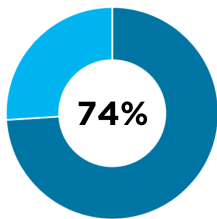


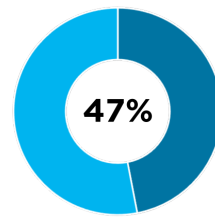
SB 10 / Missing Middle Housing remains a critical component to providing affordable infill housing in sustainable areas near jobs and transit

Numerous cycles of public outreach, workshops, and input have shaped the current regulations that provide a balanced and realistic path forward towards providing affordable housing

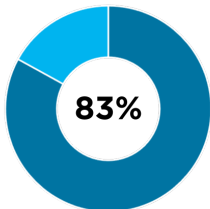
San Diegan's across all demographics continue to show support for multi-family housing types in their neighborhood



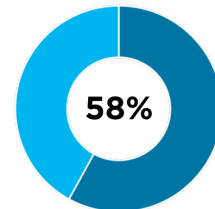
of San Diegans (up 4% vs. 2019) believe that homeowners should be allowed to convert their homes to add additional housing units (e.g., single-family to duplex, adding a mother-in-law unit, etc.)



of San Diegans would be willing to invest money to make their property a multi-family lot if it were allowed



of San Diegans believe local governments should do more to keep housing in this city affordable



of San Diegans believe that having more affordable housing in their community is more important than free parking for themselves

Source: <https://www.zillow.com/research/missing-middle-affordability-32711/>

Share of San Diego adults that say they would support allowing each home in their neighborhood OR who say that at least one multifamily condition (affordability, proximity to transit/recreation) would make them more supportive:

ADUs	84%
Du/triplex	79%
Four/fiveplex	74%
Sixplex	74%
Small condo/apartment (< 10 units)	77%
Med condo/apartment (10-49 units)	76%

Listening to all public feedback and considering reasonable accommodations remains critical to shaping final regulations

We examined the 793 written public comments submitted at the June 1, 2023 hearing in opposition to SB10:

- Each comment included between 1 and 11 distinct arguments against SB10
- There were a total of 1,366 total arguments spread across the 793 comments submitted
- Top concerns:

Top 6 Topics of Concern

#	Topic of Concern	Description	# Comments
1	Historic Exemption	Support for (Current & Future) Historic Exemptions	222
2	Neighborhood Character	Concern over Threat to Neighborhood Character	202
3	Permanency	Concern about Permanency / No Option to Downzone	101
4	Developers	Concern SB10 is Biased towards Developers	139
5	Parking	Concern about Impact to Parking	98
6	Infrastructure	Concern for Strain on Existing Infrastructure	82

How will SB 10 Protect Historic Neighborhoods?

As currently drafted, Missing Middle Housing Regulations will not be applicable to:

43.1505 (a)(1)(I): A historical district that is a designated historical resource, or on a premises that contains a designated historical resource as of January 1, 2023

How will SB 10 Impact Neighborhood Character?

The implementation of SB 10 provides an opportunity for missing middle homes like duplexes, townhomes, rowhomes, and small-scale multifamily development – allowing those who work and serve the community to also live within their communities.

Does SB 10 only benefit Developers?

Incentives that provide the value exchange between builders and residents are only achieved after:

- Inclusion of affordable units (or payment of Inclusionary in Lieu Fee)
- Inclusion of 2 & 3 bedroom units
- Building within Transit Priority Areas
- Opportunity to subdivide parcels without physical improvement
- ADUs and JADUs are deed restricted for very low or low-income households
- Payment of Development Impact Fees & Neighborhood Enhancement Fund Fees

How does SB 10 address Parking Concerns?

- Incentivizes housing near transit and reduction of reliance on cars by requiring no off-street parking for units within TPAs.
- Outside of TPAs, one parking space is required per home – after the first two homes.
- When off-street parking is required, specific requirements minimize paving and hardscape will promoting pedestrian access.

How will our Infrastructure support SB 10?

- Leverages existing fixed-cost infrastructure (e.g., Buildings, Public Land, Transit) through infill within sustainable areas (vs. fringe communities where infrastructure does not exist or is not as easily scalable)
- Payment of Development Impact Fees & Neighborhood Enhancement Fund Fees provide additional scale
- SB 10 will provide housing for those who work and serve within the community and fill lower / medium paying jobs.

How does SB 10 support SD's Climate Action Plan?

- SB 10 provides additional opportunities for middle income housing near transit helps to meet the General Plan Housing Element and Climate Action Plan objectives and goal
- SB 10 promotes infill within sustainable areas where housing units are more efficient at using water and heating resources
- SDAs align with the CAP goals to ensure that the City's home development incentive programs have convenient access to high quality transit and safe and enjoyable walking, rolling, and biking options for moving around.

How does SB 10 Provide Affordable Housing?

SB 10 subdivision regulations (including individual ownership of ADUs and JADUs) provide additional homeownership opportunities, allowing new homeowners to begin earning equity at lower entry-points.

Does SB 10 Provide Housing Opportunities near Transit?

- Only applies to parcels within the Sustainable Development Area
- Does not apply to parcels more than 0.5 miles from a major transit stop and not 75 percent surrounded by urban uses

- Only inside a Transit Priority Area (TPA), off-street parking is not required (consistent with the state law requirements of AB 2097)
- Outside a TPA, off-street parking is not required for the first two homes. Each home after the first two is required to provide one parking space per home

Read the full proposed plan:

https://www.sandiego.gov/sites/default/files/hap_2.0_draft_amendments_5.24.23_1.pdf

