

AB 2372 (GLORIA)

CALIFORNIA'S SUSTAINABLE &
AFFORDABLE HOUSING (CASA) ACT



Presented to:

California Association of Local Housing Finance Agencies
October 31, 2018

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CASA ACT LEGISLATION HIGHLIGHTS

- Provides a new tool that achieves higher densities in TPAs.
- Market-driven approach to create affordable housing, without public subsidies.
- Opt-in program to offer Floor Area Ratio (FAR) bonus when a project provides 20% of pre-FAR bonus units at 50% AMI or less.
- Incentivizes higher quantities of smaller, more economical and naturally affordable units.





FLOOR AREA RATIO

TRADITIONAL FLOOR AREA RATIO:

What is FAR?

FAR is the ratio of a development's total amount of usable floor area (not including parking) and the total area of the lot on which the development stands.

$$\text{FAR} = \frac{\text{Floor Area}}{\text{Lot Area}}$$

FLOOR AREA RATIO BONUS:

- FAR program allows projects that include affordable housing to choose:
 - Dwelling units per acre (DU/acre) measurement system, or
 - FAR-based measurement system.

FAR BONUS CALCULATION

Allows projects to use Community Plan densities or floor area ratio measurement system, as follows:

- **Gross residential floor area in square feet = residential density in dwelling units per acre x site area in acres/43560 x 2,250.**
- Calculation Example: Assuming allowable density of 110 units to the acre and a lot size of 10,000 square feet. $110 \times 10,000 / 43,560 \times 2,250 = 56,818$ allowable gross residential floor area in square feet.
- Any non-residential floor areas permitted in Community Plan in addition to housing density would continue to remain available to a development.

	Dwelling Units / Acre	San Diego Base FAR	Variable 1	Variable 2	Variable 3	Variable 4	Variable 5
FAR Variable			1250	1500	1750	2000	2250
RM-2-5	29	1.35	0.83	1.00	1.17	1.33	1.50
RM-2-6	35	1.50	1.00	1.21	1.41	1.61	1.81
RM-3-7	44	1.80	1.26	1.52	1.77	2.02	2.27
RM-3-8	55	2.25	1.58	1.89	2.21	2.53	2.84
RM-3-9	73	2.70	2.09	2.51	2.93	3.35	3.77

*Yellow indicates variable required to eclipse existing base zoning's FAR

	CC-3-9 Zone			
	BASE CASE	Scenario #1	Scenario #2	Scenario #3
	110 Units/Acre	City of San Diego Affordable Housing Regulations	Statewide FAR Incentive Standard FAR	Statewide FAR Incentive FAR Bonus
	No Density Bonus No Statewide FAR Incentive	100% Density Bonus No Statewide FAR Incentive	No Density Bonus	No Density Bonus
	25 Units	50 Units	47 Units	107 Units
A. 100% Units @ Market Rent Parking @ 0.50 Spaces per Unit	6.0%	7.3%	6.2%	6.5%
B. 100% Units @ Market Rent Parking @ 0.10 Spaces per Unit	---	---	7.0%	7.3%
C. 100% Units @ 100% AMI Parking @ 0.10 Spaces per Unit	---	---	5.6%	5.9%
D. 20% Post Density Units @ 50% AMI / 80% Units @ Market Parking @ 0.10 Spaces per Unit	---	---	6.3% (1)(2)	6.6% (1)(2)
E. 20% Pre-Density Units @ 50% AMI / Balance @ Market Rent Parking @ 0.10 Spaces per Affordable Unit Parking @ 0.50 Spaces per Market Unit	---	---	6.0% (1)(2)	6.4% (1)
F. 20% Pre-Density Units @ 50% AMI / Balance @ 120% AMI Parking @ 0.10 Spaces per Affordable Unit	---	---	6.7% (1)(2)	7.1% (1)

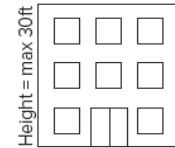
LOCATION, HEIGHTS, AND MINIMUM DENSITIES

- Regulations apply to urban infill sites (typically less than 1 acre)
- Heights regulated by underlying base zone
- Contains **five or more residential units**, not including additional units permitted through a density bonus.
- Projects are located in any land use category that:
 - Allows residential uses with an existing Base Density of at least **29 dwelling units per acre**.
 - Is within a transit priority area(TPA).

CASA Standards

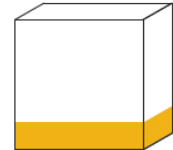
Height Limits

Maintains existing local height limits for the neighborhood



Affordability

20% (pre-density bonus) affordable at or below 50% AMI



Parking

Parking requirements depends on cost of unit

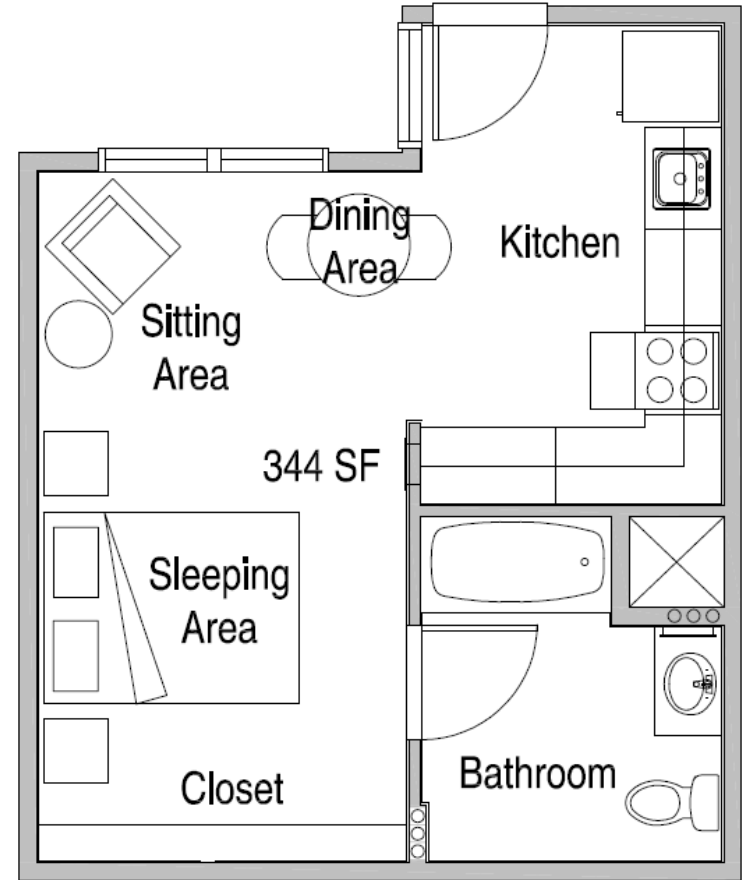
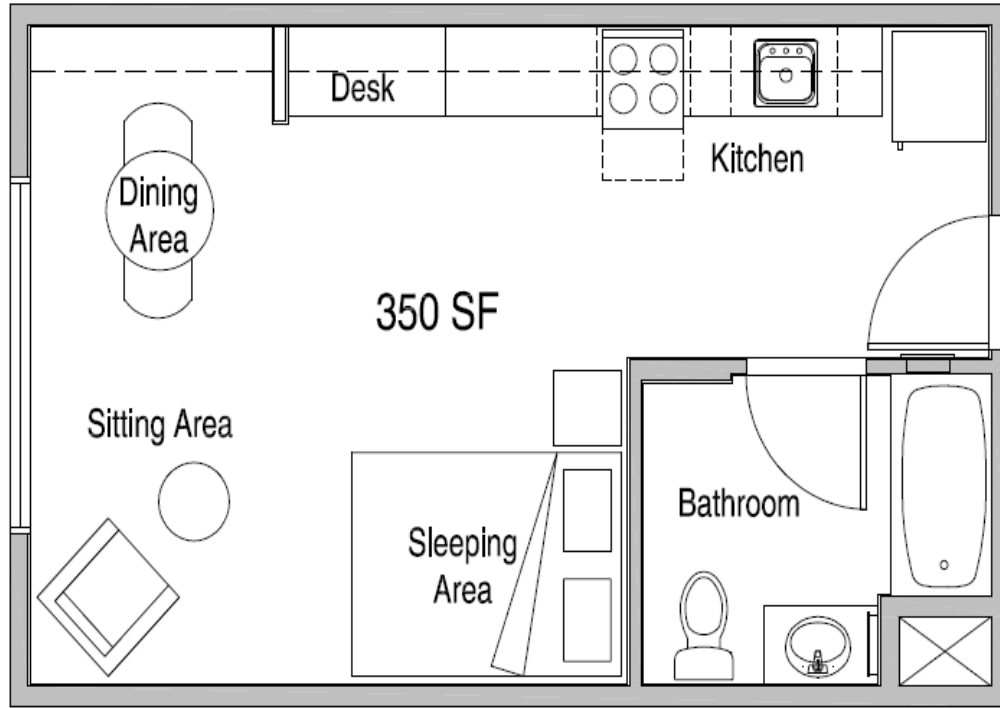
120% AMI or less = 0.1



Market rate = 0.5



FLOOR PLAN EXAMPLES





Thank You.