

# Creating Reinvestment Tools for Neighborhoods:

*Implementing SB375, Creating Affordable Housing, and  
Funding Community Benefits*



# Redevelopment and Affordable Housing

- A fundamental purpose of RDA was to expand the supply of low- and moderate-income housing (H&S 33071)
- RDA created both a revenue source and a mandate
- Was a stable and reliable source of funding
- Largest single source of revenue for housing in CA



# Benefits of Affordable Housing Created by Redevelopment

- Created nearly 100,000 affordable homes statewide
- Ensured that neighborhood displacement was addressed
- Each dollar of RDA money leveraged 3:1
- Supported the creation 2.1 jobs per new unit
- Spurred \$375,000 in new economic activity per unit





# Need for Affordable Housing

- Seniors, disabled, veterans, foster youth, AND our workforce
- Housing Wage needed to afford FMR is \$26.58
- Minimum Wage is \$8.00
- 130 hours per week, 52 weeks per year or 3.3 minimum wage jobs
- Extensive social, economic, and environmental impacts



# SB 375

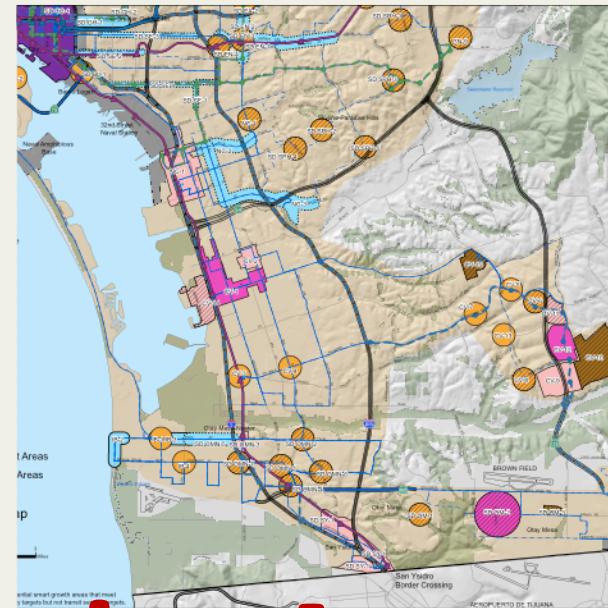
## Long Term Planning to Achieve:

- Compact development patterns/Infill development
- Affordable housing
- Mixed use development
- TOD
- Higher urban densities
- Jobs-housing fit

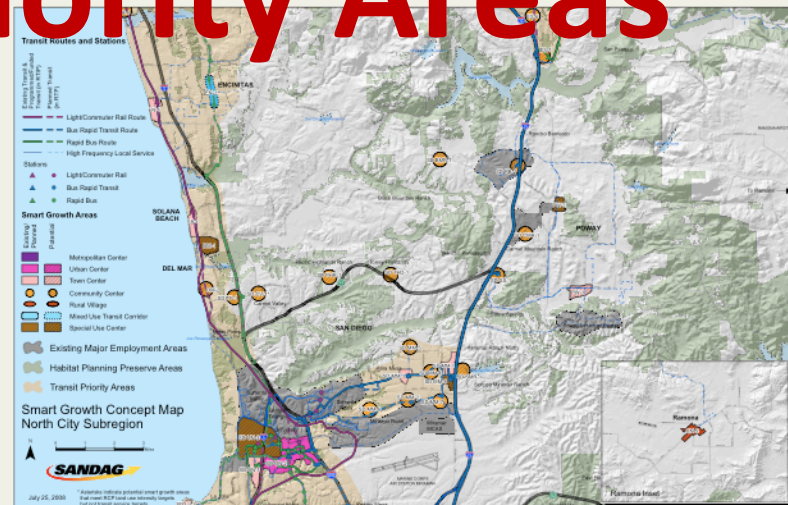
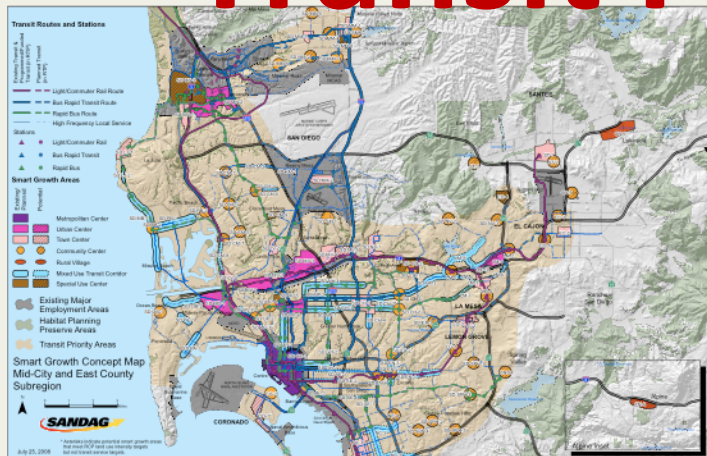


# What's Next?





# Transit Priority Areas



# Toolbox

- Specific Plans/Transit Villages (Gov. Code Sections 65450-65460)
- Utilize Transit Priority Areas/ Plan within existing sites which have been zoned for higher density development
- Public-Private Partnerships
- Master-EIRs/ Utilize and strengthen CEQA Exemptions
- Focused public investment
- Consider targeted local incentives, parking reductions, and form-based codes
- Intergovernmental partnerships to land bank



# Breaking the Cycle

Breaking the Cycle of Unintended Consequences in Transit-Rich Neighborhoods



Graphic Attributed to Dukakis Center for Urban and Regional Policy

# What's Next?

- Homes and Jobs Act SB391
- Local Voter Thresholds
- Infrastructure Finance Districts
- Public-Private Partnerships
- Maximize use of existing tools
- SB 1 (Steinberg)/ AB 1080 (Alejo)

# Show Me the Money!!!

- TOAH-style Funding Pool
- Transit Villages/Specific Plans
- Land Value Recapture
- Tax Increment Corridors Using IFD law
- Focused and Leveraged Public Investment
- The Funding AND the Mandate

# Equitable Urban Reinvestment

Land Value  
Recapture  
\$\$

Tax Increment  
Corridor  
\$\$

Broadway

Main Street



10% Office  
60% Residential  
20% Neighborhood Retail  
10% Public Spaces



# Thank You



Evening Shot from Imperial Ave looking South

Susan Riggs Tinsky  
[susan@housingsandiego.org](mailto:susan@housingsandiego.org)  
(619) 239-6693