

FORM
DS-450
August 2024

Complete Communities Off-Site Requirements

I. Intent

Any Complete Communities Housing Solutions project proposing affordable off-site dwelling units shall comply with the off-site regulations under SDMC Section 143.1015(a)(7). The required affordable dwelling units shall be comparable in bedroom mix to the market-rate dwelling units in the development and the affordable dwelling units shall have access to generally comparable amenity types offered in the development, as reasonably determined by the San Diego Housing Commission. Amenities shall meet or exceed California Tax Credit Allocation Committee requirements for common areas and play/recreational facilities, if applicable, as reasonably determined by San Diego Housing Commission. Social services are not considered amenities for purposes of SDMC Section 143.1015(a)(7).

The Amenity Points Table below is intended to be a tool to assist San Diego Housing Commission staff in making a reasonable determination as to general comparable amenity types. It should be completed by the project applicant and reviewed by the San Diego Housing Commission staff. **Total points earned by the Affordable Housing Development (“Receiver Site”) must be equal to or greater than the number of points earned by the Complete Communities Development (“Sending Site”).**

In addition, all affordable off-site dwelling units must not currently be restricted under any other program or policy by any entity, nor should they have received a loan or project-based vouchers from the San Diego Housing Commission. However, the proposed units may be funded with other sources of financing, such as tax-exempt bonds or low-income housing tax credits, upon review and approval by the San Diego Housing Commission, subject to SDMC 143.1015(b).

The applicant shall be responsible for compliance with all applicable fair housing laws, regulations and executive orders, including with limitation the Fair Housing Act, the Fair Employment and Housing Act and the Unruh Civil Rights Act. Providers of affordable off-site dwelling units shall indemnify, defend and hold the Housing Commission harmless from any violation or alleged violation of fair housing laws, regulations and executive orders with respect to the market rate site and the affordable off-site dwelling units.

II. Project Information

Sending Site	
Project Name:	Project Number:
Address:	Assessor Parcel Number(s):
Receiver Site	
Project Name:	Project Number:
Address:	Assessor Parcel Number(s):

III. Amenity Points Table

Amenities	Points	Sending Site	Receiver Site
		Complete Communities Development	Affordable Housing Development
Active Recreation			
Swimming Pool	1 point ≤ 200 sf 2 points ≤ 1000 sf 3 points > 1000 sf		
Gym/Fitness Area	1 point > 300 sf 2 points > 600 sf		
Playground Area	1 point > 300 sf 2 points > 600 sf		
Sports Court (Basketball/Tennis/Pickleball, etc.)	2 points per full court (1 point for half-court)		
Passive Recreation			
Community Garden	1 point > 75 sf		
Clubhouse/Community Room	1 point >200 sf		
BBQ/Picnic Area	1 point >200 sf		
Rooftop Terrace	1 point >300 sf		
Other Amenities			
Service Delivery Room	1 point >200 sf		
Classroom/Training Room	1 point >200 sf		
Elective Transportation Amenities (Land Development Manual Appendix Q)	Point for point (above requirement)		
TOTAL POINTS			

Applicant Name: _____

Signature: _____ **Date:** _____

Reference Table
<ul style="list-style-type: none"> • San Diego Municipal Code (SDMC) • Land Development Manual (LDM) • Project Submittal Manual • Complete Communities Housing Solutions (IB 411) • Customer Bill of Rights