Hope & Home

My Plan for Affordable Housing For Every San Diegan

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Everyone deserves a safe, decent and affordable place to call home. Yet, the reality for ordinary families trying to get by in San Diego is far different.

- **50%** of San Diegans cannot afford a market rate rental, and **60%** cannot afford home ownership - *San Diego Housing Commission*
- The region has built less than **10%** of the moderate income housing units called for in San Diego’s Regional Housing Needs Plan - *SANDAG*
- **The median home price in San Diego is more than $575,000**, out of reach for most first time buyers and middle income families - *KPBS*

My Hope & Home Plan offers hope to struggling working families and makes large-scale construction of desperately needed affordable housing possible.

It’s different from housing plans currently proposed because instead of just putting subsidies in developers’ pockets, my plan invests in modern infrastructure in San Diego communities to spur construction of tens of thousands of affordable units for everyone, not just a small handful of homes for special populations.
Hope & Home: 4-Point Plan

$1 BILLION AFFORDABLE HOUSING INFRASTRUCTURE BOND

San Diego’s lack of modern infrastructure is at the root of our affordable housing shortage. It’s why developers build million dollar sprawl McMansions for the few, instead of affordable starter homes for the many. My proposed bond changes that by investing in rebuilding communities with improved roads, parks, transit and fire stations, so we can pave the way to the construction of tens of thousands of affordable units countywide.

ENHANCED INFRASTRUCTURE FINANCING DISTRICTS TO TURBO CHARGE HOUSING CONSTRUCTION

Infrastructure financing districts allow cooperation between County Government and local cities to target turbo charges of affordable housing and public works in specific communities. Sacramento, LA and San Jose are all launching EIFDs, yet none are currently under consideration in San Diego. My plan changes that so we can deliver housing on a big scale in a targeted way.

"Everything in our society is connected - housing, transportation, affordability - so Rafael’s plan to invest in infrastructure that paves the way to more affordable housing is exactly the kind of comprehensive, forward thinking policy we need to be discussing.” - Hasan Ihkrata, Executive Director, SANDAG*
FEDERAL OPPORTUNITY ZONES TO DELIVER HELP WHERE IT'S NEEDED MOST

Maybe the only good thing to come out of the 2017 Tax Reform are federal opportunity zones, where local governments can leverage private investments, tax incentives and state and federal funding to benefit underserved communities. The County can utilize opportunity zones to deliver added support for affordable housing, especially in South County.

REDUCE COSTS AND SPEED UP APPROVALS FOR AFFORDABLE HOUSING CONSTRUCTION.

We’ve got to tear down the roadblocks and bottlenecks in the permitting process - it’s wasting time and driving up the cost of housing. I’ll push for proper staffing of planning services, shorter processing times and a blue ribbon commission to recommend sensible ways to cut the red tape and get affordable units built faster and safer.

Rafael Castellanos has two decades of experience as an attorney helping develop senior and affordable housing throughout Southern California. As Port Commissioner, Castellanos is revitalizing Chula Vista’s Bayfront to create 6,200 local jobs.

Paid for by Rafael Castellanos for Supervisor 2020

*Title/affiliation is for identification purposes only & does not imply an endorsement.