



COUNCILMEMBER JOE LACAVA
FIRST COUNCIL DISTRICT

M E M O R A N D U M

DATE: January 3, 2023

TO: Councilmember Vivian Moreno, Chair, Land Use & Housing (LU&H) Committee

FROM: Councilmember Joe LaCava, Vice Chair, LU&H Committee

SUBJECT: LU&H Committee Priorities

Thank you, Chair Moreno, for your request to share my priorities for the Land Use & Housing Committee (LU&H) 2023 Work Plan. Housing is the basis of stability and security for individuals and families, providing a place to live in security, peace, and dignity. Ensuring that all San Diegans have this stability continues to be a challenge for us as a city and is one of my highest priorities.

LU&H is responsible for reviewing and adopting regulations, funding strategies, and analyzing existing commitments to provide housing stability for our residents – all while meeting our Climate Action Plan goals. None of these actions can be achieved in a vacuum. The COVID-19 pandemic eroded housing stability for tens of thousands of San Diego individuals and families, making our task more vital. I look forward to working with you and our colleagues to explore all options and solutions to house our residents.

My LU&H priorities are as follows:

Prevent and Reduce Homelessness

- Foster ongoing discussions with the San Diego Housing Commission (Housing Commission), the City's Homelessness Strategies and Solutions Department (HSSD), the Regional Task Force on Homelessness (RTFH), and service providers as appropriate on coordination of services to both *prevent* and *address* homelessness. Updates should include safe Parking, safe camping, Housing Instability Prevention Program (HIPP) and coordinated outreach among other programs.
- Receive regular updates from the Housing Commission, HSSD, and EDD on homelessness programs and funding, including but not limited to proposed grant applications, such as the State's Homeless Housing, Assistance and Prevention (HHAP) and Homekey grant programs, proposed program changes, and ongoing budgetary needs.
- Receive bi-annual presentations and updates from HSSD on the status of the City of San Diego's Action Items in the Community Action Plan on Homelessness (Community Action Plan) to include accomplishments, outstanding items, budget requirements, funding sources, and collaboration.
- Receive an overview from the Housing Commission and HSSD on the proposed update to the Community Action Plan and related goals.
- Develop performance measures by which the City can assess whether our limited resources are being used efficiently.
- Develop solutions for the safe discharge of homeless individuals by local hospitals.
- Receive an update from HSSD on the coordination and strategies among street outreach, Clean SD, and Neighborhood Policing.

Incentivize the Development of Affordable Housing

- Update City Council Policy 700-10 *Disposition of City-Owned Real Property* to ensure compliance with the State's Surplus Land Act and to maximize the construction of affordable housing on City-owned properties.
- Receive updates and discuss strategies to increase the availability of affordable homes in our region pursuant to the October 2022 Joint Resolution of the Council of the City of San Diego and the Board of Supervisors to Formally Express their Intent to Take Joint Action to Increase the Availability of Affordable Housing in our Region Consistent with their Respective Authority. These discussions should specifically highlight coordinated efforts to (a) build 10,000 affordable homes on government-owned land, maximizing the community

benefits on these properties, and (b) densify Housing Commission properties.

- Receive Housing Commission and EDD updates on the performance of their respective affordable housing Notices of Funding Availability (NOFA) and awards and review potential for consolidation of these two separate NOFA programs.
- Explore options, including both one-time and permanent, to increase gap financing for affordable housing development in the City.
- Discuss options for social housing.

Preserve the Supply of Affordable Homes

- Receive an update and discuss policy options with the Housing Commission to adopt a Preservation Ordinance as recommended in 2020 *Preserving Affordable Housing in the City of San Diego* study.

Streamline Rental Process for Tenants

- Existing law authorizes a landlord, or the landlord's agent, who receives a request to rent a residential property from an applicant to charge that applicant an application screening fee to cover the costs of obtaining information about the applicant. Explore adoption of broad reusable tenant screening report requirements as defined in [AB 2559](#).

Support the Development of Quality Childcare Facilities with Housing

- Invite affordable housing developers to present on challenges and opportunities to include childcare facilities in housing development projects and explore the potential to incentivize childcare facilities as part of affordable housing NOFAs awarded by the Housing Commission.

Promote Equitable and Sustainable Land Use

- Modify the Land Development Code (LDC) to prohibit drive-thrus in Transit Priority Areas and the proposed Sustainable Development Area to incentivize the development of housing in these areas.

Streamline the Development Permitting Process

- The City's LDC is hosted online in standalone PDF documents making it difficult for members of the public to access the numerous references provided. The Independent Budget Analyst's (IBA) 2022 *Response to Request for Analysis on Improving Housing Affordability* found that using a modernized system for codification may speed up permit review process; benefit other departments; and improve the customer

experience for permit applicants and the public at large. As a result, I request that LU&H Committee explore, with the Planning and Development Services Departments (DSD) and City Clerk, an update to the complex LDC, including hyperlinks to LDC references among other potential improvements.

- Receive an update from DSD on staffing for its HousingSD program and efforts to shorten permit processing and review time.
- Explore changes to streamline the City's historical review process.

Homebuilding Industry and the Housing Affordability Crisis

- Invite industry representatives (merchant and affordable homebuilders, Building Industry Association, Lambda Alpha International, Urban Land Institute, etc.) to update LU&H on actions the private sector is taking to address the housing affordability crisis. The pressure on what the City needs to do (increase density, zoning flexibility, streamlining permitting, reducing fees, etc.) is well understood if not moving fast enough. While the City plans and permits, delivery of housing is controlled by the private sector (private landowners, private homebuilders, private capital.) Solving the crisis cannot be achieved by the City nor the state alone; it must necessarily be part of the private industry's workplan to be successful.

City Department Updates

- Receive an update from the Department of Real Estate and Airport Management (DREAM) on the redevelopment of the Midway site, specifically, progress on Exclusive Negotiation Agreement (ENA) performance milestones such as the completion of physical due diligence and a comprehensive financial feasibility analysis.
- Receive an update on implementation of the City's Short-Term Vacation Rental (STVR) ordinance and permitting process in December 2023, to include permitting numbers, revenues, complaints, and enforcement.
- Receive a report on the City's Annual Housing Inventory and include detailed results of development proposed and constructed in response to LDC incentives including Complete Communities, conversion of retail or office space to residential use, and construction of family-sized units. Also include an update on the production of modular housing and factory-built housing.

Cc: The Honorable Mayor Gloria

The Honorable Mara Elliott, City Attorney
Charles Modica, Independent Budget Analyst
Eric Dargan, Chief Operating Officer
Penny Maus, Director, DREAM
Heidi Vonblum, Director, Planning Department
Elyse Lowe, Director, DSD
Jeff Davis, Interim President and Chief Executive Director, Housing
Commission
Jessica Lawrence, Director of Policy, Office of Mayor Gloria
Mary Ann Wallace, Director of Council Administration
Ty Burch, City Council Committee Liaison