



COUNCIL PRESIDENT PRO TEM JOE LACAVA
FIRST COUNCIL DISTRICT

M E M O R A N D U M

DATE: January 17, 2024

TO: Councilmember Kent Lee
Chair, Land Use & Housing (LU&H) Committee

FROM: Council President Pro Tem Joe LaCava
Vice Chair, LU&H Committee

SUBJECT: 2024 Land Use & Housing Committee Priorities

Thank you, Chair Lee, for your request to share my priorities for the Land Use & Housing Committee (LU&H) 2024 Work Plan. Housing is the basis of stability and security for individuals and families, providing a place to live in comfort, peace, and dignity. It is a cornerstone in our citywide efforts to prevent and reduce homelessness. Ensuring that all San Diegans have this right continues to be a challenge for us as a city and is one of my highest priorities.

I am honored to serve another year as Vice Chair. LU&H areas of responsibility includes Permanent Supportive Housing, Homeless Services, Affordable Housing, Real Estate & Airport Management, Planning, Land Use, Land Development Code, General Plan, Community Plans, Coastal Overlay Zone, and Historical Issues/Mills Act. I see this responsibility with the lens of providing housing stability for our residents and implementing our Climate Action Plan. My committee priorities outlined below emphasize preventing and addressing homelessness, incentivizing affordable housing, and modernizing our code, among other suggestions.

Prevent and Reduce Homelessness

- Coordinate 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 *resolve* homelessness. Updates from outside agencies should include, but not be limited to, shelter capacity, safe parking, safe camping, Unsafe Camping Ordinance implementation and results, Housing Instability Prevention Program (HIPP), and coordinated outreach.
- Receive reports from the Mayor's Office, Housing Commission, HSSD, and EDD on grant funding. This should be inclusive of all grants received, regardless of source, as well as grant applications denied, to understand funds the City and SDHC are receiving as compared to similar sized municipalities, and how we can be more competitive in future applications.
- Receive bi-annual presentations and updates from HSSD on the progress of the Community Action Plan on Homelessness (Community Action Plan) to include accomplishments, outstanding items, budget requirements, funding sources, and collaboration.
- At the first available LU&H meeting, docket an update on the first six months of implementation and impact since the passage of the Encampments on Public Property Ordinance.
- Amend the Encampments on Public Property Ordinance to include sandy beaches and coastal bluffs in §63.0403.
- Receive an update on the City's Comprehensive Shelter Strategy.
- Discuss opportunities to create recuperative care, or step-down beds, in collaboration with regional partners, including the County of San Diego.

Incentivize and Preserve Affordable Housing

- Receive updates from the City Planning Department on the development of the Affordable Housing Master Plan.
- Receive for consideration the Housing Preservation Ordinance drafted by the Housing Commission, as recommended in the 2020 *Preserving Affordable Housing in the City of San Diego* study.
- Host ongoing public discussions, including all housing industry sectors, to discuss accelerating the delivery of deed-restricted affordable housing while achieving the City's RHNA requirements at each income level.
- 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 presentations by the City Planning Department, and other relevant City Departments, on ideas to increase the supply of affordable housing that have been attempted, but previously deemed ineffective, to further the conversation of streamlining code and increase Council understanding of ineffective policies.
- Receive updates from City Planning, EDD, and Government Affairs on efforts to consolidate and simplify the multiple funding sources now required to deliver deed-restricted housing, including whether to consolidate Housing Authority and City of San Diego funding into a single tranche and whether to synchronize the timing of funding release with regional, state, and federal entities.
- Receive updates on monitoring production of “moderate income” housing (deed-restricted or market) as well as subsidies required by “inclusive” deed-restricted units versus “off-site.”

Support Renters and Families

- Receive updates from the Housing Commission on the Affordable Housing Universal Application and Navigation System.
- Receive the Housing Commission’s “Analysis of Residential Evictions in the City of San Diego.”

Childcare

- Hear updates from EDD/DREAM and the Office of Child and Youth Success, as applicable, on the implementation of Measure H.
- Review regulations, policies, and funding to remove obstacles to large and home-based childcare facilities.
- Invite affordable and for-profit housing developers to present on opportunities to include childcare facilities and explore the potential to incentivize childcare facilities as part of affordable housing NOFAs awarded by the Housing Commission.

Strategize Utilization of City-owned Land

- Update Council Policy 700-10. Council District 1, in collaboration with EDD/DREAM, will bring amended draft to committee.
- Monitor the implementation of the Zero Emissions Municipal Buildings and Operations Policy (ZEMBOP) to ensure inclusion in private leases of City-owned land. Receive updates on the applicability of ZEMBOP to City Facility Agreements and SDHC properties.

Modernization and Streamlining of City Code

- Consider the 2024 Land Development Code Update.
- Hear regular updates on Blueprint SD to allow the committee an opportunity to weigh in before a formal vote.
- Update the historical regulations and review process.
- Modify the Land Development Code (LDC) to prohibit drive-throughs in Transit Priority Areas and Sustainable Development Areas to incentivize the development of housing and walkable neighborhoods.
- Revisit vehicle miles travelled (VMT) analysis and the City Transportation Study Manual, in collaboration with SANDAG, to ensure weekend trips are fully captured and addressed.
- Hear an update on the progress of the City Clerk, City Planning, and Development Services Departments to improve accessibility for the City's Land Development Code. The City's LDC is currently hosted online in standalone PDF documents, article by article, with no active links making it difficult for the public and industry 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.

Creative Approaches to Community Design and Code

- Explore the creation of a design review process to allow urban growth in community-focused ways including a presentation by Regional Design Advisory Council.
- Discuss opportunities for tactical urbanism to maximize resources for effective placemaking.

Thank you for your consideration to incorporate these priorities into the committee's work plan. Please contact Abbey Reuter, ADReuter@saniego.gov, of my staff should you have any questions or comments.

Cc: Mayor Todd Gloria
Honorable Mara Elliott, City Attorney
Charles Modica, Independent Budget Analyst
Christina Bibler, Director, EDD/DREAM
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