




**COUNCILMEMBER JOE LACAVA
FIRST COUNCIL DISTRICT**

M E M O R A N D U M

DATE: January 3, 2022

TO: Councilmember Vivian Moreno, Chair, Land Use & Housing Committee

FROM: Councilmember Joe LaCava, Vice Chair, Land Use & Housing Committee 

SUBJECT: 2022 Land Use & Housing Committee Priorities

Thank you, Chair Moreno, for your request to share my priorities for the Land Use & Housing Committee 2022 Work Plan. I am honored to serve as Vice Chair of this committee and to work with my colleagues to ensure the City delivers on critical land use and housing goals like increasing and preserving affordable housing, protecting San Diego renters from eviction, reducing and preventing homelessness, and developing equitable land uses – all while meeting the goals of the City’s Climate Action Plan.

Housing is a human right, yet thousands of individuals in the City remain unsheltered. We have seen an unprecedented increase in the median cost to buy or rent a home over the last two years, more than double the average growth of wages, leaving many San Diegans vulnerable to losing their home. Meanwhile home construction lags behind adopted goals, especially for low-income families. While the City has consistently declared a housing crisis for more than 20 years, it disproportionately affects low-income communities, including those experiencing homelessness, people of color, and immigrants.

Below are my priorities for the Land Use & Housing Committee’s 2022 Work Plan.

Reform the Structure of the City’s Community Planning Groups

- Update Council Policy 600-24 *Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups* and 600-09 *Community Planners Committee* and affiliated Municipal Code sections considering the memo issued by the City Attorney’s Office November 9, 2020 and input received from the Office of the City Auditor and grand jury.

Scale Up the Development of Affordable, Sustainable Housing on Public Land

- Reduce the cost of housing by creating and supporting new partnerships with public agencies including regional cities, the County of San Diego, SANDAG, MTS, and educational institutions to identify available public land and develop strategies to scale the construction of affordable, sustainable housing that provides good paying construction jobs and includes necessary financing mechanisms.
- Update Council Policy 700-10 *Disposition of City-Owned Real Property* to ensure the City is maximizing opportunities to develop affordable housing on City land to achieve a triple bottom line of affordability, sustainability, and good governance.

- Receive an update on all City lease agreements, including status and compliance. The Office of the City Auditor's Audit of City leases is expected in January 2022.
- Receive report on City lessee requests for renewed or renegotiated lease agreement due to COVID.
- Explore policies to facilitate modular housing construction while ensuring good paying jobs.

Comprehensively Assess City Housing Policies and Their Impact on Housing Production

- Review the City's Annual Housing Inventory and multi-year data on housing production at all income levels to assess the success of City policies, incentives, and ordinances such as Complete Communities, Affordable Homes Density Bonus, Inclusionary Zoning, and Accessory Dwelling Units (ADUs) on housing production and discuss strategies to fill affordability gaps.
- Coordinate a Housing Day at City Council to review data and recommend actions to fill affordability gaps.

Protect San Diego Renters

- Adopt a Tenants' Protection Ordinance to promote stability in the San Diego rental housing market and limit adverse impacts on tenants being displaced and forced to find replacement housing in the expensive and limited San Diego housing market.
- Receive a one-year update from the San Diego Housing Commission on the City's newly created Eviction Prevention Program.

Reduce and Prevent Homelessness

- Receive updates from the San Diego Housing Commission and the Office of Homeless Strategies and Solutions on the City's Community Action Plan on Homelessness, specifically addressing the Plan's three overarching goals. Monitor and discuss progress to reach stated goals including ongoing outreach and City shelter operations, among others, and revise and update the Plan, as necessary, to improve system performance and meet goals.
- Receive updates from the San Diego Housing Commission on State or Federal grants dedicated to helping people experiencing homelessness and provide feedback on proposed programs.

Preserve the Supply of Affordable Homes

- Receive an update from San Diego Housing Commission on the Preserving Affordable Housing in the City of San Diego study and recommended actions including:
 - Updating the City's Single Room Occupancy Ordinance to maintain affordability, livability, and documentation of these apartments
 - Convening an Interagency Preservation Working Group
 - Providing seed funding for a citywide Preservation Fund

Strengthen Relationship between City's Housing Authority and San Diego Housing Commission

- Review the role of the San Diego Housing Commission and its relationship with the Housing Authority and consider options for reform based on recommendations received from the 2021 Housing Authority Working Group.

Promote Equitable and Sustainable Land Use

- Receive an update and provide feedback on the City's initiative to create a Cannabis Equity Program.
- Explore updates to the City's Land Development Code to create an alternative Process Five for cannabis outlet applications with limited deviations in council districts where regulations prevent achieving the four outlets per district cap.
- Provide monthly review of Planning and Development Services memoranda and bulletins related to the Land Development Code which seeks to clarify, resolve, or interpret legislative intent.

Accordingly, create a process for City Council to consider whether to take immediate action or to wait until the next annual code update.

Other

- Explore regulatory reform and incentives to expand childcare facilities in support of San Diego families and youth.
- Review process for privately initiated right of way vacations and propose structural changes, if necessary.
- Receive an update on the Development Service Department's Permit Now program.
- Receive an update from Planning and Development Services Departments on whether the increasing complexity of the Land Development Code impacts new housing starts and streamlined processing.
- Receive the Office of the City Auditor's Audit on Code Enforcement. Completion date of the report is not yet scheduled.

Thank you for your consideration of these requests. I look forward to serving with you and please contact me or Kathleen Ferrier of my staff, kferrier@sandiego.gov should you have any questions or comments.

cc:

Honorable Mayor Todd Gloria
Honorable City Attorney Mara Elliott
Jeff Kavar, Interim Independent Budget Analyst
Liz Maland, City Clerk