




**COUNCILMEMBER JOE LACAVA
FIRST COUNCIL DISTRICT**

MEMORANDUM

DATE: January 13, 2021

TO: Councilmember Stephen Whitburn, Chair, Land Use & Housing Committee

FROM: Councilmember Joe LaCava 

SUBJECT: 2021 LU&H Committee Priorities

Thank you Chair Whitburn for your request to share my priorities for the Land Use & Housing Committee workplan. I am honored to serve on this committee and to work with my colleagues on critical City land use and housing goals such as increasing and preserving affordable housing, protecting San Diego renters, reducing and preventing homelessness, and developing equitable land uses – all while meeting the goals of the City’s Climate Action Plan. Per your request, detailed below are my priorities for the committee’s workplan.

Increase Affordable Housing

- Update the City’s Land Development Code to expand residential development opportunities within office, industrial, and commercial zones, especially in key employment areas like Downtown and Kearny Mesa and Transit Priority Areas (TPAs);
- Review potential barriers to modular construction and other means to lower construction costs. Adopt policies as necessary to facilitate more of this construction while maintaining good paying jobs;
- Ensure that any sale of City owned lands requires an affordable housing component with new development;
- Explore alternatives for a City Transit Oriented Development (TOD) strategy that could be adopted in partnership with the Metropolitan Transit System (MTS) to better coordinate high density development with current or expanded high quality transit service;
- Adopt a Pet Friendly Housing Ordinance that allows greater access to affordable homes in San Diego for residents with pets;
- Review the City’s Annual Housing Inventory to analyze housing production numbers at all income levels and assess the success of City policies, incentives, and ordinances to construct more affordable housing;
- Provide a one-year review on housing production that utilized the City’s Complete Communities ordinance;
- Coordinate a Housing Day, narrowly focused on exploring all options to fulfill the demand for moderate- and low-income housing.

Preserve Existing Affordable Housing

- Adopt a citywide Affordable Housing Preservation Ordinance to strengthen and expand state law as recommended in the City's 2020 report *Preserving Affordable Housing in the City of San Diego* (Preservation Study);
- Explore and adopt incentives for property owners of Naturally Occurring Affordable Housing (NOAH) to record affordability restrictions as recommended in the City's Preservation Study.

Protect San Diego Renters

- Update the City's Tenants' Right to Know Regulations within the Municipal Code to strengthen tenant protections and ensure tenants' rights offered through State legislation are enacted locally.

Reduce and Prevent Homelessness

- Monitor progress on the City's Community Action Plan on Homelessness;
- Review funding commitments and needs related to the City's Housing First initiative and moving unsheltered individuals into permanent homes;
- Update the City's Single Room Occupancy Ordinance to maintain affordability, livability and documentation of these units as recommended in the City's Preservation Study.

Smart Real Estate Deals

- Review with the City's Real Estate Assets Department (READ) how City office space leases can be holistically consolidated to save money on rent payments and respond to a growing culture of City employees working at home;
- Explore options to restructure the City's leased building at 101 Ash Street;
- Receive an update on all City lease agreements, including status and compliance.

Identify Public Land for Housing Opportunities

- Work with the San Diego Housing Commission and the City's Homelessness Leadership Council to comprehensively review publicly owned lands and potential partnerships with other agencies to develop housing.

Promote Equitable and Sustainable Land Use

- Update the City's Land Development Code to allow for the expansion of cannabis outlets within the City, focusing on districts which have historically prevented these businesses, and creating a Cannabis Equity Program;
- Adopt a Street Vending Ordinance to allow street vending in the City and to bring local ordinances up to par with California Senate Bill 946 signed in 2018;
- Recognize and dedicate parkland in select areas of San Diego's open space;
- Update the City's Placemaking policy;
- Review and adopt a citywide Age Friendly Communities Plan;
- Explore examples of Land Value Capture policies and related economic analyses for potential implementation in the City;
- Receive an update on enforcement of the Barrio Logan Truck Route;
- Explore obstacles to redevelopment in Communities of Concern, amidst the completion of detailed plans such as the Commercial and Imperial Corridor Master Plan.

Other

- Consider University of California San Diego's (UCSD) request to remove City of San Diego deed restrictions on university property;

- Explore regulatory reform and incentives to expand child care facilities in support of San Diego families and youth;
- Update Council Policy 600-24 *Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups*, in light of the memo issued by the City Attorney's Office November 9, 2020;
- Receive an update on City code enforcement efforts and staffing levels from Development Services Department (DSD), in light of recommendations made in the 2015 *Performance Audit of the Code Enforcement Division*;
- Incorporate elements of State Senate Bill 330 into the City's Land Development Code to expressly outline related development project application and approval processes;
- Receive an update from City staff on adopted State legislation related to housing.

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

Andrea Tevlin, Independent Budget Analyst

Liz Maland, City Clerk