

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT COMMUNITY PLANNING AND
DEVELOPMENT PATHWAYS TO REMOVING OBSTACLES TO
HOUSING (PRO HOUSING) FR-6800-N-98



CITY OF SAN DIEGO

Exhibit A: Executive Summary

October 15, 2024

Subject: Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application

Dear Acting Secretary Todman,

The City of San Diego is seeking \$7 million from the U.S. Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) initiative to help facilitate the Small-scale Neighborhood Homes Initiative and to expand the City's Development Impact Fee Credit Program for Affordable Homes (DIF Credit Program). This initiative will provide funding to promote small-scale residential developments up to ten homes through planning studies and will provide financial assistance for affordable and middle-income homes within the City of San Diego.

The City of San Diego has taken innovative and nationally recognized approaches to resolving the housing crisis, but approximately 80% of the City's residential areas have historically been zoned for single-family housing. The Small-scale Neighborhood Homes Initiative takes a climate-smart approach to promoting small-scale multiple homes in traditionally single-family transit-rich neighborhoods. This approach will provide new home opportunities, including homeownership opportunities, in neighborhoods people want to live and in homes that meet their needs. These homes will also be designed in ways that efficiently use underutilized land and enhance the character of existing neighborhoods. PRO Housing grant funds will play a pivotal role in this effort by funding long range impact studies, studying non-traditional homeownership models to allow new pathways for homeownership, as well as promote the development of small-scale neighborhood homes by providing financial assistance through the City's DIF Credit Program. At its core, the initiative seeks to provide homes for all types of families, including people with children and intergenerational families, and households of all incomes, in ways that will also bring increased opportunity to the existing neighborhoods where the homes will be built within walking distance to major transit stops.

Development in the City of San Diego, including affordable housing and small-scale residential developments, are subject to the payment of Development Impact Fees (DIF). These funds are used to ensure the provision of public infrastructure, such as parks, libraries, and road improvements, to serve the individuals using the new development and to improve the community. The DIF Credit Program offers payment of DIF in the form of fee relief specifically targeting affordable homes in a manner that affirmatively furthers fair housing. Priority is given to projects that further the City's climate goals by building in Vehicle Miles Traveled (VMT) efficient areas and to projects that further the City's fair housing goals by building affordable homes in high and highest resource areas. The PRO Housing Grant will provide additional funds to the existing Development Impact Fee Credit Program for Affordable Homes (DIF Pilot Program) to provide more assistance to affordable housing projects and will expand the program to provide financial assistance to qualifying small-scale neighborhood home projects.

The implementation of the Small-scale Neighborhood Homes initiative and expansion of the DIF Pilot Program will have a significant and measurable effect on the City. These initiatives will do the following:

1. Increase the supply of homes and alleviate housing costs created by demand;
2. Reduce the cost of developing affordable and small-scale multiple home developments by providing financial assistance of public improvement fees;
3. Promoting more development and using grant funds to pay infrastructure fees to fund infrastructure investments which are prioritized in disadvantaged communities; and
4. Promote equity, fair housing, and the overall well-being of all City of San Diego residents.

The DIF Credit Program and Small-scale Neighborhood Home Initiative align with Strategic Goal 1 and 2 of HUD's FY 2022-2026 Strategic Plan by supporting underserved communities and increasing the production of affordable housing.

The City will match the grant with in-kind staff time to administer the program and \$3 million in State of California Regional Early Action Planning (REAP) funds. This comprehensive approach underscores the City's dedication to the success of the Small-scale Neighborhood Homes Initiative and the DIF Credit Program, demonstrating a commitment to leveraging multiple funding resources efficiently to support underserved communities and increase the production of affordable housing.

Sincerely,

Todd Gloria
Mayor
City of San Diego

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Exhibit B: Threshold Requirements and Other Submission Requirements

Threshold Eligibility Requirements:

1. Resolution of Civil Rights Matters

Not applicable; The City of San Diego does not have any unresolved or outstanding civil rights matters.

2. Timely Submission of Application

The City of San Diego's PRO Housing application will be submitted in a timely manner and within the application deadline determined by HUD.

3. Eligible Applicant

According to Section III.A. of the NOFO, the City of San Diego is an eligible applicant under "02 (City or township governments)". Eligible applicant documentation is included in Attachment F

4. Number of Applications

The City of San Diego will submit this application as its only proposal for PRO Housing.

Other Submission Requirements:

1. Other Program-Specific Requirements

a. Limited English Proficiency

In alignment with the commitment to inclusivity, the City of San Diego has proactively addressed the needs of Limited English Proficiency (LEP) populations in the planning process and application phase. The City has conducted a public hearing meeting through a hybrid model, offering both in-person and virtual participation options.

To ensure that information is accessible to LEP populations, the City adhered to its current Citizen Participation Plan. As outlined in the plan, any individual requiring interpretation services was able to request this support by RSVPing to the event and indicating their need for interpretation services. This approach facilitates the active engagement of LEP populations in the public hearing, ensuring that vital information is accessible and understood by all community members, irrespective of language proficiency. The City remains committed to fostering an inclusive environment and compliance with federal guidelines regarding Title VI to prevent national origin discrimination affecting Limited English Proficient persons.

b. Physical Accessibility

The City of San Diego affirms its commitment to accessibility for all individuals, including those with disabilities, in adherence to HUD's regulations and relevant laws.

Recognizing the diverse needs of the community, the City hosted an in-person public hearing, ensuring that the selected facility aligns with ADA accessibility standards. In addition, the City is mindful of the challenges some individuals may face in traveling to physical locations. To address this, a virtual participation option was provided for those who may find it difficult to travel, thereby offering an inclusive and accessible alternative for engagement. This approach aims to accommodate a broader spectrum of participants and foster community involvement, ensuring that the public hearing is accessible to all, regardless of their ability to attend in person.

The City, through its Department of Government Affairs, sent the invitation to participate in the public meeting to its nine City Council offices and its congressional delegation.

c. Environmental Review

This activity is exempt from NEPA pursuant to 24 CFR 58.34(a) as the activity is a financial service. The activity will finance reducing or waiving DIF for affordable home construction in addition to funding long range planning studies to streamline the production of needed small scale neighborhood homes.

Exhibit C: Need

i. Demonstrate your progress and commitment to overcoming local barriers to facilitate the increase of affordable housing production and preservation, primarily by having enacted improved laws and regulations.

a. Improved laws, regulations, or land use local policies

Lower-income San Diegans, who are disproportionately people of color (see Table 1), struggle to own and rent homes that are affordable. Affordable housing is difficult to find in higher-resource areas that are near better opportunities where housing costs are high and is needed in the City's Sustainable Development Areas, which are areas that are within walking distance to light rail stations and transit stops served by multiple higher frequency bus routes that can help to lower the carbon intensity of home developments.

The City's recent and ongoing housing initiatives have resulted in more market-rate and affordable homes being issued permits in calendar year 2023 than in any year in over a decade, with 9,693 homes permitted and almost 27 percent of all permitted homes being deed-restricted affordable homes¹. By comparison, 5,000 homes were annually permitted on average over the previous decade. From 2021 to 2023, approximately two-thirds of permitted homes were in Moderate-, High-, or Highest Resource Areas in the City as identified by the California Tax Credit Allocation Committee (CTCAC) Resource Opportunity Maps², providing residents access to opportunity and demonstrating the City's concerted efforts in affirmatively furthering fair housing. Figure 1 shows where the various CTCAC resource areas are in the City of San Diego.

The City has also focused on repairing and upgrading its infrastructure to accommodate more homes, particularly in transit-rich areas of the City, while also prioritizing investments in traditionally underserved communities where the needs are often the greatest. To address these barriers to the development of affordable homes, the City of San Diego's following recent and ongoing initiatives:

- 1) Facilitate the production of transit-oriented residential and mixed-use development that affirmatively furthers fair housing and reduces vehicle miles traveled (VMT);
- 2) Facilitate the production of affordable homes, particularly within higher resource areas; and
- 3) Provide public infrastructure that supports new development:

Regulations

The City has undertaken the following initiatives to amend its land development regulation to support the production housing including affordable housing:

¹ <https://www.sandiego.gov/sites/default/files/2024-09/2024-annual-report-on-homes.pdf>

² <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

- **Accessory Dwelling Unit (ADU) Bonus Program.** Allows for one additional ADU to be built in for every ADU that is deed-restricted as affordable, provided that a lot does not exceed the lot coverage, floor area ratio, and open space requirements in the base zone. Within areas that are close to transit, this program does not cap the amount of ADU homes that can be built so long as the project meets the floor area ratio and height limits of the underlying zone. Since the inception of the program in 2021, the ADU Bonus Program created a total of 219 homes, a majority of which were deed-restricted affordable for very low-, low- and moderate-income households.
- **Affordable Housing in All Communities.** Allows for 100 percent affordable home developments in locations that do not allow multiple-home developments in High or Highest Resource CTCAC Areas.
- **Affordable Housing Density Bonus Programs.** Provides a density bonus both rental and for-sale housing developments in exchange for affordable dwelling units. The percentage of affordable units provided correlates to a specific density bonus and up to five incentives on properties where the zoning allows five or more homes.
- **Complete Communities Housing Solutions.** Provides a density bonus for homes by using a Floor Area Ratio (FAR) based approach rather than dwelling units per acre to measure density. It provides an increase for the allowed FAR and building height and allows for incentives, and waivers, and DIF scaling in exchange for deed-restricting 40 percent of the pre-bonus units as affordable. These regulations are applicable within the City's Sustainable Development Areas. In 2023, the development applicants used the Complete Communities Housing Solutions program to permit 1,131 homes, of which 115 were deed-restricted affordable for very low-, low-, and moderate-income households. The total number of homes was nearly a seven-fold increase over the previous year.
- **Dwelling Unit Protection Regulations.** Requires the replacement of deed-restricted affordable homes and non-deed-restricted homes rented by low-income families that are demolished as part of residential development.
- **Housing Action Package 1.0.** This package of regulation amendments includes the implementation of California Senate Bill 9 that permits up to four homes on lots within single-home zones (i.e., zones that only permit one *primary* home on each lot) and ministerial subdivisions, regulations that facilitate the construction of housing at City facilities, and an Employee Housing Incentive Program that allows non-residential projects to receive development incentives in exchange for construction of off-site affordable units or payment into the Affordable Housing Trust Fund.

- **Housing Action Package 2.0.** This package of regulation amendments includes environmental justice measures, creates off-campus student housing incentives to address college student housing insecurity, facilitates the construction of single-room occupancy homes, prevents displacement, encourages the conversion of empty strip malls and parking lots into housing, and streamlines regulations to allow the construction of middle-income homes in places with good schools and job availability.
- **Inclusionary Affordable Housing Regulations** Requires developments proposing ten or more homes outside of coastal areas, five or more homes within coastal areas, and in condominium conversions proposing two or more homes. Since 2021, 179 developments have been subject to these regulations, most of which were in Moderate, High, or Highest Resource Areas of the City, providing access to opportunity for lower-income San Diegans. In 2021, the inclusionary regulations were expanded to allow for off-site affordable homes in High or Highest Resource Areas.
- **Land Development Code Updates.** The City regularly updates its Land Development Code to ensure clear and consistent development regulations. While hundreds of items have been included in these updates over the past decade, some items to highlight include policies that reduce setbacks for Accessory Dwelling Unit homes, expand density bonus policies to more parts of the City, expand incentives and bonuses available to projects containing for-sale units, and further streamline the City's various affordable housing programs.

Policies

The City has undertaken the following initiatives to amend its land use plans and policies to primary increase the capacity for homes primary within Sustainable Development Areas:

- **Blueprint San Diego.** This initiative amended the Citywide comprehensively plan referred to as the General Plan to further encouraging more homes and jobs in areas that demonstrate the greatest transit competitiveness, and improves opportunities to walk, roll, bike and take transit for daily needs. Blueprint SD revised land use density ranges and created higher-density land uses, going from 73+ to 290+ dwelling units per acre (du/ac) which provides significant additional opportunities for homes in the City.
- **Community Plan Updates and Focus Plan Amendments.** The City has adopted both comprehensively updates and focused amendments to land use plans and for 20 communities that has increased housing capacity by over 163,000 homes since 2014, particularly in locations within Sustainable Development Areas and almost 70 percent of the increase in housing capacity within higher-resource areas of these communities. This supports the City's efforts in affirmatively affirming fair housing and the goals of the City's Climate Action Plan (CAP).

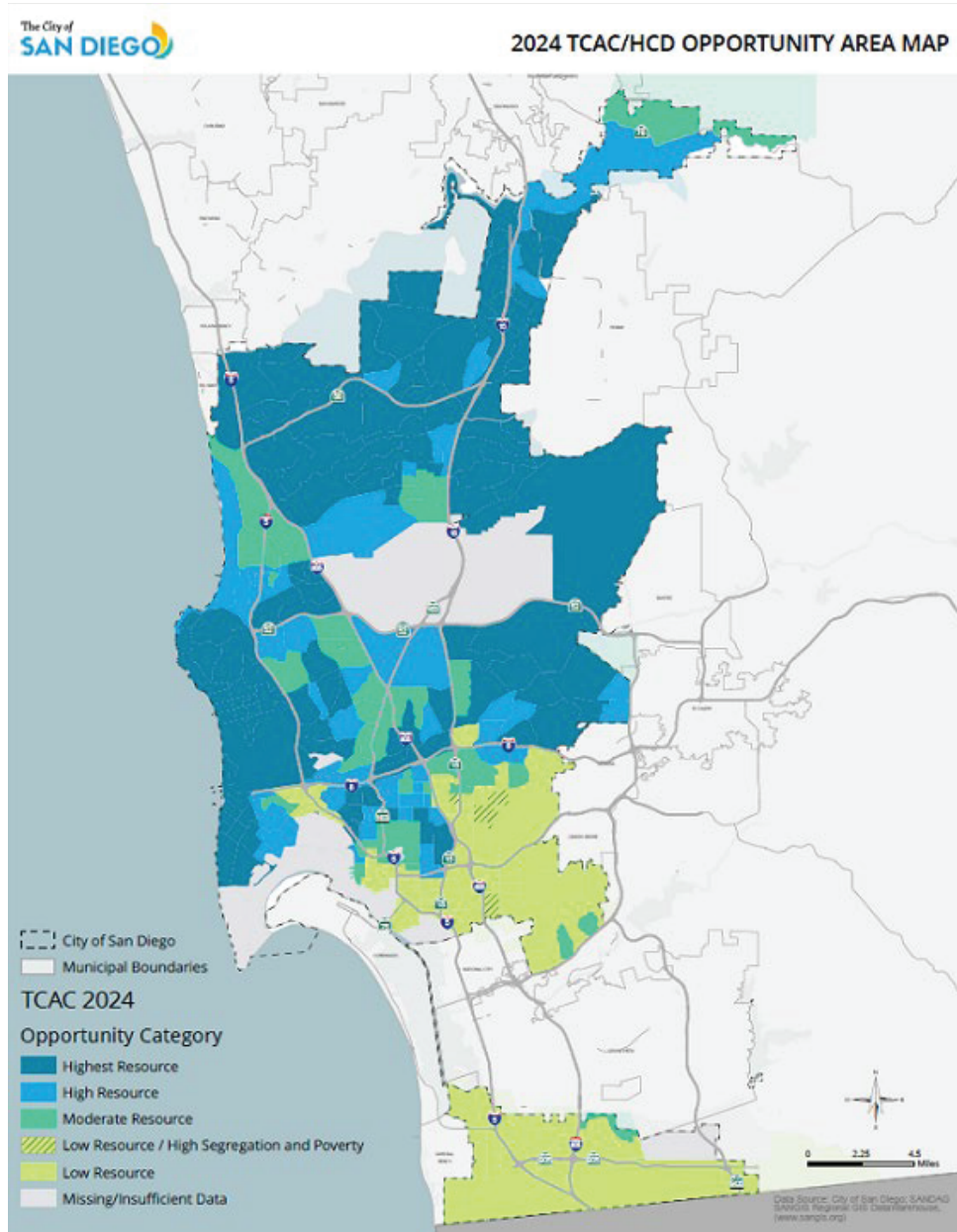


Figure 1: 2024 California Tax Credit Allocation Committee (TCAC) Opportunity Area Resource Map. Source: California Tax Credit Allocation Committee, 2024

b. Other recent actions taken to overcome barriers to facilitate the increase of affordable housing production and preservation.

The City has implemented several other recent policy changes, housing strategies, and new initiatives to increase the housing supply or lower housing costs, including:

- **Build Better San Diego (BBSD).** This initiative simplified and standardized the DIF structure across the City; created Citywide funds for fees collected for parks, libraries, mobility, and fire-rescue projects; and prioritized the expenditure of those funds in areas where infrastructure is most needed, namely traditionally underserved, and disadvantaged communities as well as communities experiencing the greatest amount of growth. Prior to the adoption of BBSD, there was \$222 million dollars in DIF collected and unable to be spent efficiently. Most of these funds were unused for years and primarily in High Resource Areas. With the adoption of BBSD, the standardized Citywide fee has enabled the City to deliver infrastructure to areas with the greatest needs faster and more efficiently across the City.
- **Council Policy 800-14.** This policy prioritizes equitable and equal community investment regarding capital improvements in structurally excluded communities, which are communities that have experienced unfair racial outcomes due to institutional racism and have low access to City services. These investments must demonstrate that they benefit and address disparities in structurally excluded communities. The changes in the council policy ensure that infrastructure will be prioritized in communities to address infrastructure deficiencies, areas with the greatest needs, and areas that service the most people and are experiencing the most growth.
- **Bridge to Home.** This program was launched to produce affordable homes for all San Diegans, provides gap financing to qualified developers to make affordable housing projects a reality for families and individuals who can't afford market-rate housing, including many who are at risk or currently experiencing homelessness. Round 4 Bridge to Home Notice of Funding Availability (NOFA) was released on July 11, 2024. The amount of funding available is \$20 million of Low and Moderate Income Housing Asset Funds. The funds can be used for new construction, demolish and site clearance (including environmental analysis) as well as site improvements. Funding is provided through a rolling (NOFA), which has resulted in over \$66 million of funding awards to provide 1,384 new affordable rental apartment homes.
- **Mayor's Executive Order 2023-1.** Signed on January 11, 2023, this executive order directs all City departments to review, and issue permits for all 100 percent affordable housing projects within 30 business days. This executive order created the Affordable Housing Permit Now program. To date, the program has fast-tracked 21 developments, totaling over 2,356 new affordable homes with another 478 homes in process. Of the permitted developments, 13 are already under construction. 56 percent of permitted homes are in Moderate, High-, or Highest Resource Areas of the City.
- **Pro-Housing Designation.** The City was one of the first jurisdictions in the state of California to receive a Pro-Housing Designation, which is awarded by California

State Department of Housing and Community Development based on policies adopted by the City that prioritize and expand new home construction³.

- Expedited Permit Processing. The City’s Development Services Department retained two outside plan review contractors to assist in expediting permit review and issuance. Since their retainment, the department has seen a decrease in permit backlog and wait times. This results in faster permit issuance so that construction can begin sooner.

ii. Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know?

The City of San Diego is the largest city located within the County of San Diego and second largest in California, a recognized priority geography in the Department of Housing and Urban Development’s PRO Housing List of Priority Geographies. The City is facing a housing crisis driven by a constrained and aging supply of homes, among other challenges. Despite a record year in housing production, the City of San Diego is still failing to produce enough homes to meet its regional housing needs. According to the County’s metropolitan planning organization, the San Diego Association of Governments (SANDAG) and the California Department of Housing and Community Development, the City needs to permit approximately 83,000 homes by 2029, but is currently averaging permitting about 6,000 homes per year. To meet its housing demand by 2029, the City will need to permit over 13,000 homes per year. Additionally, to meet its affordable housing needs, the City needs to permit 64,199 deed-restricted affordable homes by 2029. To date, the City has permitted 4,879 deed-restricted affordable homes.

The City of San Diego faces a housing crisis partially driven by high housing costs, which is disproportionately impacting communities of color. According to a 2024 study⁴ by Zillow, the median price for a single-family home was \$902,199 and requires a minimum annual income of \$273,613 to qualify to purchase. Within San Diego County, the Area Median Income (AMI) is \$119,500, thus requiring a family of four to earn 192 percent of AMI to afford the median price for a single-family home. The cost of housing is affected by the availability of land to develop for new homes. Less than 1 percent of land designated for residential uses is vacant and developable. Almost 48 percent of the City’s 558,702 total homes are multifamily home, however approximately, most of the City’s residentially zoned land is zoned as single-family. The high cost of housing in San Diego is also disproportionately affecting communities of color. According to data compiled by the California Housing Partnership,⁵ 65 percent of white San Diegans own homes, while only 36 percent of Black San Diegans and 46 percent of Latino San Diegans are homeowners. Black and Latino San Diegans are also more likely to be in

³ <https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

⁴ See the table in Zillow (2024) at <https://zillow.mediaroom.com/2024-02-29-Home-buyers-need-to-earn-47,000-more-than-in-2020>

⁵ See Tenure by Race and Ethnicity chart at [Housing Needs Dashboard - California Housing Partnership \(chpc.net\)](https://www.chpc.net/housing-needs-dashboard)

poverty and are more likely to have housing costs that are not affordable (i.e., housing that is no more than 30 percent of household income) (Table 1).

Table 1: Poverty Levels, Housing Burden, and Homeownership Rates by Race in San Diego

	WHITE	HISPANIC OR LATINO OF ANY RACE	BLACK
PERCENT OF PEOPLE BELOW 200% OF FEDERAL POVERTY LINE (2021)¹	17.6%	36.2%	37.5%
HOUSEHOLDS SPENDING 30-50% OF INCOME ON HOUSING (2021)²	34.0%	43.4%	51.6%
HOUSEHOLDS SPENDING MORE THAN 50% OF INCOME ON HOUSING (2021)²	18.8%	24.6%	24.4%
HOMEOWNERSHIP RATES (2015-2019)³	65.0%	46.0%	36.0%

1 San Diego County. *Poverty*. Available at [https://data.sandiegocounty.gov/stories/s/Poverty/qezc-dpws/#:~:text=In%202021%20in%20San%20Diego,36.2%25%20\(Figure%201](https://data.sandiegocounty.gov/stories/s/Poverty/qezc-dpws/#:~:text=In%202021%20in%20San%20Diego,36.2%25%20(Figure%201)

2 San Diego Foundation. *San Diego Economic Equity Report: October 2023*. Available at <https://www.sdfoundation.org/wp-content/uploads/2023/10/San-Diego-Economic-Equity-Report.pdf>

3 California Housing Partnership. *Housing Need*. Available at: <https://chpc.net/housingneeds/?view=37.405074,-119.26758.5&county=California,San+Diego&group=housingneed&chartgroup=cost-burden-parent|current&chart=shortfall|current.cost-burden-all|current.cost-burden-oa|current.cost-burden-vc|current.cost-burden-re|current.homelessness.overcrowding.tenure-re.historical-rents.vacancy.asking-rents|2024.budgets|2023.funding|current.state-funding.lihtc|2010:2023:historical.rhna-progress|5.multifamily-production>

Another obstacle to affordable housing comes from the high cost of homeownership, which is often worsened by an aging housing stock. Over 90 percent of the City’s housing stock was built prior to 2000 with much of the inventory constructed between the 1960s and the 1990s. Only 3.6 percent of the City’s housing stock was built in the last 10 years due to the decreasing availability of vacant and developable citywide. According to a study by the Joint Center for Housing Studies at Harvard University⁶, after homes age past 20 years, improvements and repair spending increase significantly and remain high throughout the remaining years of a home’s life. Aging housing stock often requires significant rehabilitation expenditures, which can further serve as an impediment to homeownership.

Housing costs are also out of reach for renters. In 2024, the median monthly rent for a three-bedroom home in the City of San Diego was \$4,250. A family of four earning \$119,500 (100 percent of AMI) as shown in Table 2 would need to dedicate 42 percent of their monthly income to afford rent, which exceeds the standard for measuring affordability at 30 percent of monthly income. For families of four who are earning less than 80 percent of AMI,, this rent would account for up to 87 percent of their monthly income. Due to the high cost of living in the City of San Diego, people are considered by

⁶ See Figure 9 at <https://www.jchs.harvard.edu/sites/default/files/reports/files/JCHS-Improving-Americas-Housing-2023-Report.pdf>

the high cost of housing and considering moving outside of the City and region. A 2023 study⁷ by the Nonprofit Institute at the University of San Diego found that 38 percent of San Diegans are considering moving outside of the area, with 75 percent of participants citing the high cost of living as their reason for moving out of San Diego. With people moving outside of the region will still working within San Diego, will further increase VMT and the potential to increase greenhouse gas emissions.

Table 2: Household Income for a Family of Four, San Diego

INCOME SCENARIO	HOUSEHOLD INCOME - FAMILY OF FOUR	AFFORDABLE RENT 30% OF MONTHLY INCOME	DOLLARS OVER AFFORDABLE	PERCENT OVER AFFORDABLE
120% OF AMI	\$143,400.00	\$3,585.00	\$665.00	19%
100% OF AMI	\$119,500.00	\$2,988.00	\$1,263.00	42%
80% OF AMI	\$121,250.00	\$3,031.00	\$1,219.00	40%
60% OF AMI	\$90,900.00	\$2,273.00	\$1,978.00	87%
40% OF AMI	\$60,600.00	\$1,515.00	\$2,735.00	180%

The City of San Diego’s 2023 Consolidated Annual Performance and Evaluation Report⁸(CAPER) addressed several key impediments in the San Diego housing market. The report highlighted challenges such as the under-representation of Latinos and Blacks in the homebuyer market, geographic disparities leading to concentrated Housing Choice Voucher use, and limited housing choices for special needs groups. The City has taken a localized approach to defining and identifying locations of disadvantaged communities through an innovative City-led tool, the San Diego Climate Equity Index⁹ (CEI), which identifies “Communities of Concern” with high vulnerability to climate impacts and a low level of access to opportunity. The City developed standardized indicators to calculate a CEI score from 0-100 for each census tract. The City’s 2021 CEI indicates that there are 88 census tracts within the City that have Very Low, Low, or Moderate Access to opportunity based on a set of 35 indicators, including housing cost burden, access to public transit, linguistic isolation, and median income. These census tracts have been identified as Communities of Concern. Compounding these issues is a lack of multi-homes and affordable homes within most higher resource areas of the City that provide access to opportunity, as well as diversity in home types to meet the needs of households of various sizes. These areas are predominately zoned as single-family residential, but not multi-family residential.

⁷ The study is available at https://www.sandiego.edu/news/detail.php?_focus=90386

⁸ The FY 2023 CAPER is available at https://www.sandiego.gov/sites/default/files/2024-08/fy_23_caper-final.pdf

⁹ Information on the San Diego Climate Equity Index is available at <https://www.sandiego.gov/sustainability-mobility/climate-action/climate-equity>

iii. What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

The City has been engaging with community members, building industry, affordable housing developers, and community-based organizations as part of recent regulatory changes to gather community input to guide the development of housing policies and implementation strategies. Construction costs have increased dramatically over the past decade¹⁰, driven primarily by the annually escalating land costs and fees collected by the City during the permit application process. Further compounding costs for developing affordable homes is that the cost of land in higher-resource areas is far more expensive than the cost of land in low-resource areas. For a not-for-profit or for-profit developer trying to build homes for all San Diegans, they often simply cannot afford to construct affordable housing in high resource areas. This has a two-fold impact on San Diego: It reduces access to opportunities for low-income families to live in high-resource areas, and it increases the risk of displacement by market-rate development in lower-resource areas. According to a 2023 study by the Civil Rights Project/Proyecto Derechos Civiles at University of California Los Angeles¹¹, over 50 percent of lower-income neighborhoods in the City have gentrified since 2000.

Increased land costs are partially driven by land use regulations. Of the City's residentially zoned land, approximately 80 percent of the City is zoned for single family homes. State law allows for the development of accessory dwelling units and an additional home on single family zoned lots which provides additional opportunities for smaller households since accessory dwelling unit law provides an incentive to be smaller homes under 750 square feet. Accessory dwelling units serve a portion of the community members in San Diego but have not led to homes for families or opportunities for home ownership. Constraining the amount of land that can be used to develop buildings with a variety of multiple homes – by far the most common type of new residential development – has significantly limited the supply of homes and has escalated land costs for new multifamily homes. Relying solely on the construction of ADU homes to solve the housing crisis is simply not enough since the zoning regulations are still tailored toward traditional single-family home development in these zones, potentially limiting home development for both existing community members and people desiring to build housing.

The abundance of single-family zoned property in older neighborhoods in the City can be traced back to the origins of redlining, when banks excluded people of color from obtaining home mortgages starting in the 1933¹². Although the practice was later prohibited with the 1968 Fair Housing Act, the development of larger single-family homes within higher resource areas within the City has resulted in a home type that is

¹⁰ For data in the last decade, see [Hard Construction Costs March 2020.pdf \(berkeley.edu\)](#). Data on construction costs this decade available at [DGS California Construction Cost Index CCCI](#)

¹¹ See pg. 17 at [GentrificationCA-122023-post-fix-funder.pdf \(ucla.edu\)](#)

¹² "A 'Forgotten History' Of How The U.S. Government Segregated America" by Terry Gross, *NPR*, May 3, 2017 <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>

increasing unaffordable to many. Changing land uses has been challenging in San Diego, primarily due to resistant to land use changes that would allow more home opportunities in single-family neighborhoods and or would affect the character of the existing neighborhood. Due to the limited capacity to develop new homes within single-family zones other than ADUs have contributed to the housing crisis and lack of affordable homes throughout the City.

The following barriers to preserving and producing more affordable housing remain, which the Small-scale Neighborhood Homes Initiative aims to address:

- **Development Costs.** The Small-scale Neighborhood Homes and DIF Credit Program will address development costs by providing financial assistance for Development Impact Fees (DIF). These project fees are charged to developers by the City of San Diego to offset some of the costs associated with providing public infrastructure and services that are impacted by new development. Additionally, infill development can be more challenging and costly compared to developing greenfield sites due to land availability and costs, existing infrastructure, building costs associated with multi-story infill development, and delays that further add to overall costs. The costs to construct residential development are passed on to those seeking to rent or own homes, leading to increasing rents and mortgages and undermining the financial viability of developments.
- **Single-Home Zoning:** Approximately 80 percent of land zoned to allow residential development in the City of San Diego¹³ is zoned for single-family residential uses, or zoned to only allow only one *primary* home and less than one percent of developable land for homes is vacant. This limits the supply of land available for development of new primary homes, and severely limits the ability to develop affordable housing, which is almost entirely built in multiple home developments. The Small-scale Neighborhood Homes initiative creates more pathways to homes by allowing for more cost-effective home types, such as triplexes, duplexes, townhomes and rowhomes, in single-family zoned areas within walking distance to transit. For example, the median cost of a condominium or townhome, the type of product promoted by the Small-scale Neighborhood Homes Initiative, costs \$662,000, which is \$240,000 (27 percent) less expensive than the median single-family home.

Having approximately 80 percent of the City with regulations that allow only single-primary homes and less than one percent vacant and developable for homes has contributed to constraining the supply of homes for sale and further constrains the supply of homes available for renters. Most ADU homes will be owned by the same individuals or companies that own the primary home on the lot, which can be attributed to the underlying development regulations still being tailored for one single-family home not for multi-home development with more ownership opportunities. When supply is severely limited by regulations that limit the development of a lot to only one primary home, the cost of land and rent increase

¹³ <https://belonging.berkeley.edu/single-family-zoning-san-diego-region>

dramatically. While the City has adopted nationally recognized¹⁴ innovative approaches to promoting multiple home development and additional development of ADU homes, just 20 percent of the land in the City is allows for multiple home residential development that accounts for 75 percent of all new permitted homes¹⁵. Small-scale Neighborhood Homes would allow for the developed of additional homes within single-family zoned neighborhoods near transit in addition to ADU homes which would help the City to meet its regional housing needs.

- **High Land Costs in Higher-Resource Areas of the City.** Higher-resource areas in the City are in high demand, resulting in higher land costs. As a result, both the rent and for sale prices are often higher, which eliminates potential home opportunities for lower-income households. Lower-income households seeking to own homes cannot outbid higher-earning households for market-rate homes and are forced to look for homes in areas with less access to opportunity, concentrating both poverty and wealth geographically. The Small-scale Neighborhood Homes Initiative and the DIF Credit Program aim to lower the costs of developing homes in higher-resource areas through DIF support, increasing the supply of homes in these areas, and supporting alternative home-ownership models that are proven to increase home-ownership among lower-income households.
- **Appreciating Land Costs in Gentrifying Areas.** The development of infill multiple homes within older and centrally located areas in the City become increasingly expensive for all San Diegans, but particularly for low-income San Diegans. The increase in land values can price out those seeking to rent or own homes, in the neighborhoods where they currently reside. This not only results in the displacement of lower-income households but also prevents them from benefiting from improved access to opportunities as their communities develop. Limiting the supply of homes worsens these dynamics. The Small-scale Neighborhood Homes Initiative and DIF Credit Program will offset appreciating land values by lowering the costs associated with infrastructure improvements and upgrades and by supporting alternative home-ownership models that can stabilize the costs of homes even as land costs are otherwise appreciating in gentrifying areas.
- **Inequitable Benefits from the Housing System.** When properties are expensive and/or appreciating in value, current property owners benefit. Given the consistent increases in property values in the City going back decades, the benefits of housing in San Diego have disproportionately gone to current property owners and creditors at the expense of prospective homeowners, tenants, and borrowers. Racial inequalities in the housing system also persist, such as inequalities in

¹⁴ <https://www.insidesandiego.org/san-diego-wins-2024-ivory-prize-housing-affordability>

¹⁵ Page 34 of the City of San Diego 2024 Annual Report on Homes,
<https://www.sandiego.gov/sites/default/files/2024-07/2024-annual-report-on-homes.pdf>

homeownership rates and the inequitable cost burdens associated with housing in the City.

Inequalities of homeownership can be addressed and affordability can be maintained through alternative ownership models such as limited-equity housing cooperatives (LEHCs) and community land trusts (CLTs). The Small-scale Neighborhood Home initiative will leverage PRO Housing funds to study how the city can promote alternative ownership models to create more equitable benefits from homeownership.

- **Community Resistance.** Recent efforts in the City of San Diego to allow for additional homes on single-home zoned lots near transit have been met with opposition from neighborhoods, particularly in higher-resource areas. Many of these areas within older neighborhoods have benefitted from redlining practices originating from the 1930s. Community members who are opposed to increasing homes in their neighborhoods have expressed concerns regarding adequate infrastructure capacity and the lack of public services needed to support higher densities. Other critiques cite a need for a more robust and inclusive public engagement process that can bring more voices into the discussion regarding land uses.

The Small-scale Neighborhood Homes initiative addresses these concerns by using PRO Housing funds to develop and implement robust and inclusive public engagement to include outreach in historically disadvantaged as well as higher resourced communities and will fund long range planning studies to develop a framework that ensures that new small scale neighborhood home development in transit-rich single-family neighborhoods will be compatible and enhance the character of existing communities.

Exhibit D: Soundness of Approach

i. What is your vision?

The City of San Diego is requesting \$7 million to increase the production of small-scale multiple-home developments in single-family areas and to provide financial assistance to more types of homes to meet housing needs through the Small Scale Neighborhood Homes Initiative and DIF Credit Program. The initiatives will prioritize home development in areas that reduce VMT and associated air pollutants that negatively impact community health, create affordable home opportunities where a majority of homes cost no more than 30 percent of gross household income for households making up to 120 percent of AMI in higher-resource areas, and provide adequate infrastructure investments in marginalized communities through providing financial assistance to qualifying residential developments. Creating more homes affordable to San Diego households who make less than 120 percent of AMI will have an outsized impact on communities of color, who disproportionately earn less than their white counterparts. As a result of this initiative, the City will aim to allow for additional smaller homes in neighborhoods close to public transit into walkable and inclusive communities that are designed to be compatible and enhance the character of the neighborhood where San Diegans of all income levels can afford to live and thrive.

To address outreach and engagement challenges the City will identify key community participants, target outreach to identified participants, conduct workshops on the grant and the initiative, and create a website to educate community members about the initiative and implementation, which will allow for a diverse range of input to contribute to the development of the Small-scale Neighborhood Homes Initiative that are often under-represented, such as lower-income households, renters, Black and Latino San Diegans, homeless persons, and those with disabilities.

This initiative will be comprised of the following four tasks:

- **Task One – Design and Implement an Inclusive Public Engagement Strategy.** This initiative will be supported by a robust inclusive public engagement program. The public engagement program will identify key community stakeholders, target outreach to identified stakeholders, conduct workshops on the grant and the initiative, and create a website to educate community members about the initiative and implementation. Underserved communities, people with accessibility challenges, persons with unmet housing needs, and current and prospective occupants of affordable housing will be a strong focus of the outreach strategy, with an emphasis on generating input from these community members. In doing so, the City can more effectively inform more community members of these changes, as well as ensure that the initiative is informed by feedback from people that are representative of the City’s diverse demographics.

The strategy will provide opportunities for community members to be informed about the initiative and could help educate community members about components of the initiative, such as design and financing options for delivering small scale neighborhood homes that can ultimately inform the City’s proposed regulatory changes. It is anticipated that these regulatory changes will particularly benefit lower-income households making up to 120 percent of AMI, which are often under-represented in public meetings, hearings and other public discussions on housing.

- **Task Two – Study and Plan for Small-scale Neighborhood Homes.** The Small-scale Neighborhood Home Initiative will study the feasibility and desirability of small-scale neighborhood developments that propose up to ten homes in zones that are currently zoned for single-family residential. The study may include proformas of model developments within higher resource and VMT-efficient areas of the City, ensuring that these efforts are financially feasible. Other studies to support the Small-scale Neighborhood Homes Initiative could include regulations needed to ensure that small scale neighborhood homes are compatible with and enhance existing communities, including regulations that address infrastructure needs and urban design.

Additionally, the Small-scale Neighborhood Homes Initiative would evaluate the feasibility of alternative ownership models, such as Limited Equity Housing Co-ops and Community Land Trusts to implement potential anti displacement strategies. Alternative housing models are increasingly important and recognized tools for cities to promote pathways to homeownership while mitigating the harmful effects of displacement.

Task Two will begin as soon as the grant work commences. The study of the economic and social impacts of the Small-scale Neighborhood Homes Initiative will help to educate City staff and San Diegans about the ways in which these reforms and ownership models can lower the costs of housing for households making up to 120 percent of AMI in higher resource areas, stabilize land costs in communities with high risks of displacement, and build community wealth.

- **Task Three – Streamline Development of Small-scale Neighborhood Homes through Regulatory Reform.** The Small-scale Neighborhood Home Initiative will streamline development through regulatory reform and amend the City’s Land Development Code to allow small-scale neighborhood homes. The regulatory barriers to the development of small scale neighborhood homes in single-home zones prevents affordable homes in higher-resource areas and contributes to the high cost of housing in all parts of the City. This initiative will develop new regulations to allow up to ten homes in transit-supportive areas and will promote affordable housing in higher resource areas to affirmatively further fair housing. By allowing easy and efficient development of small scale neighborhood homes in areas that are already VMT efficient, new residential development will also help the City reach its [Climate Action Plan](#) greenhouse gas

reduction goals, reduce pollutants from the use of private vehicles, and improve community health in the City. Task Three will begin as soon as the grant work commences. These reforms will help to increase the supply of homes overall, and affordable homes in particular, in higher-resource and transit-rich areas of the City.

- **Task Four – Expand the Development Impact Fee Credit for Affordable Homes Program.** The Small-scale Neighborhood Homes Initiative will expand the city’s Development Impact Fee Credit for Affordable Homes Program by allowing qualifying small-scale multiple home projects to qualify for the DIF Credit Program, in addition to increasing funding for supporting affordable multiple home developments in high-resource VMT-efficient areas. The City uses money collected through DIF to help fund public facilities and infrastructure such as libraries, fire-rescue stations, and mobility facilities. However, DIF costs can be substantial for large projects, small-scale neighborhood home projects, and prospective lower-income homeowners on Community Land Trust-owned land and within Limited Equity Housing Co-ops. By funding DIF costs for qualifying developments, the City can lower costs to tenants and homeowners, ensure the financial feasibility of critically needed new developments, and provide necessary infrastructure investments in our community, which are prioritized in areas with the greatest needs, including underserved areas and areas with the greatest levels of growth. Task Four will begin once the grant work commences and will be completed in early to mid-2026.

The Small-scale Neighborhood Homes Initiative leverages \$3 million from the San Diego Association of Government’s Regional Early Action Planning (REAP) Grant funding. In 2023, the City of San Diego was awarded \$2.5 million dollars for a Pilot DIF Credit Program for Affordable Homes, which will be used to develop the program and provide an initial round of funds for affordable multiple-home development projects in VMT-efficient areas in a manner that affirmatively furthers fair housing. The \$6 million requested in this grant will be used to provide additional DIF assistance for more qualifying developments. The City was also awarded \$500,000 for the Small-Scale Neighborhood Homes Initiative to develop standardized plans for the small-scale neighborhood homes based on financial feasibility analysis to determine which products make the most sense to produce these standardized plans for.

The Small-scale Neighborhood Homes Initiative encourages increased affordable housing opportunities for low-income and moderate-income individuals and families and, therefore, meets the CDBG national objective of benefiting low- and moderate-income persons. According to Section III.F.2 of the NOFO, the Small-scale Neighborhood Homes Initiative also constitutes an eligible activity consistent with the "Planning and Policy Activities" category and is aligned with all the goals listed on page 16 of the NOFO:

- i) Further develop, evaluate, and implement housing policy plans;
- ii) Improve housing strategies; and
- iii) Facilitate affordable housing production.

As a result of this initiative, the City will pursue regulatory reforms to its land development code to allow for more homes in areas that can reduce greenhouse gases and provide more housing opportunities in high-resource areas. By allowing for additional homes within areas near transit, high home demand driven by low home supply will be eased and help to lower the cost of market-rate housing. By focusing development in VMT efficient higher-resource areas, the City can help to achieve its climate goals while also allowing a home product type that can be more affordable to people of all incomes. A map of the City’s VMT efficient communities is shown as Figure 2.

By studying and promoting alternative homeownership models, the City will be creating more equitable community benefits for developing more homes in single-family areas and help mitigate the effects of displacement. Finally, by providing financial assistance to offset Development Impact Fees, the City will be able to continue investing in critical infrastructure needs to accommodate growth while also helping new home development to be financially feasible.

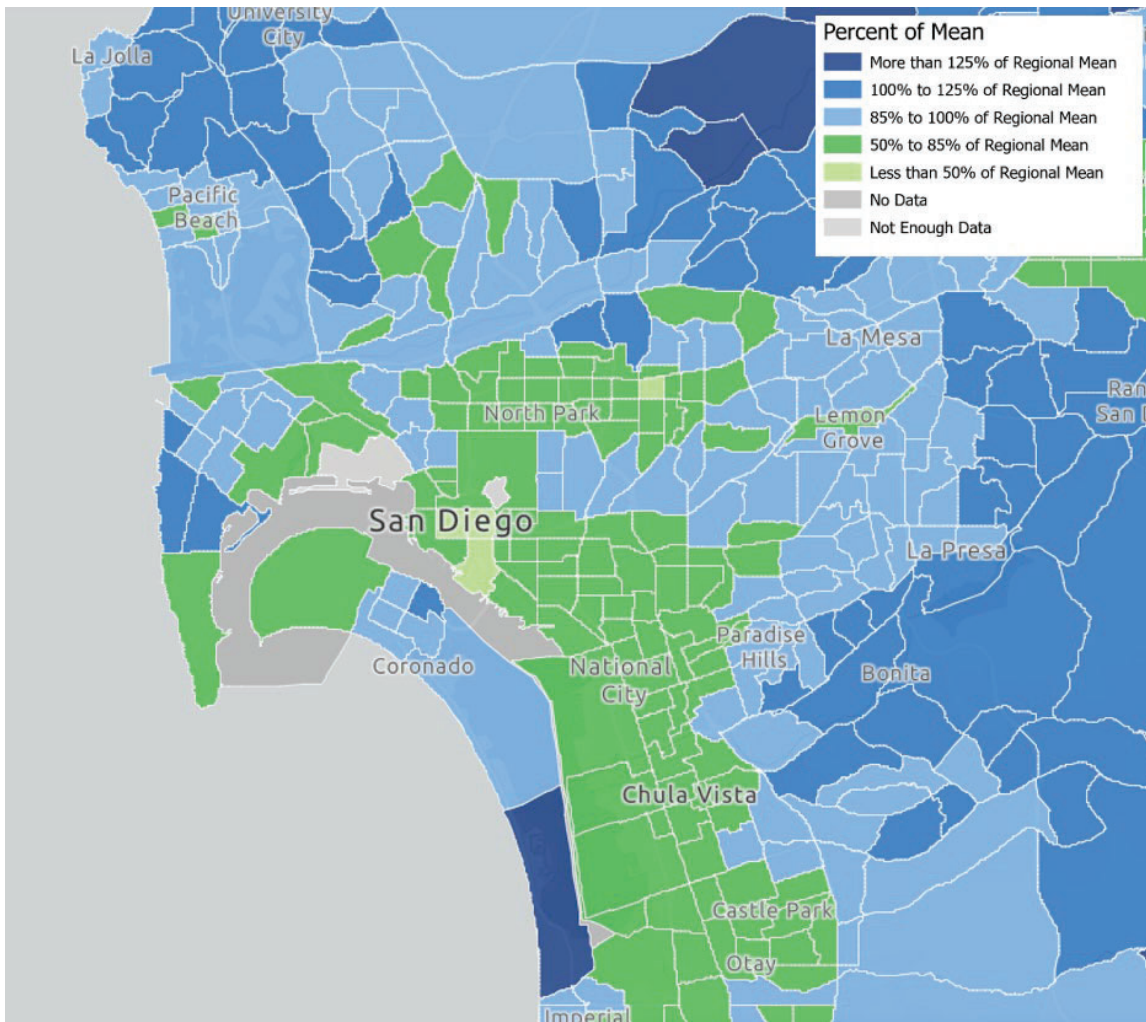


Figure 2: City of San Diego Vehicle Miles Travel (VMT) efficient map
Source: SANDAG Regional SB743 VMT Maps

ii. What is your geographic scope?

The Small-scale Neighborhood Homes Initiative and DIF Credit Program will incentivize the construction of affordable housing in VMT-efficient communities across the City of San Diego, with priority placed on projects that provide affordable homes in high and highest resource areas. The prioritization of the initiative within high and highest resource areas will serve to incentivize the construction of affordable homes in communities where the need is the greatest and where costs associated with housing are the highest. The initiative will incentivize the construction of affordable homes through DIF relief without reducing funds available for needed infrastructure improvements within traditionally underserved communities, as City DIF is prioritized for expenditure in the areas with the greatest needs. The City's existing tenant protection and residential dwelling unit replacement regulations will also help ensure that the overall number of homes are maintained or increased, and that low-income tenants receive protections.

The projects funded by the Small-scale Neighborhood Homes Initiative and Pilot Program will primarily serve individuals within the City of San Diego, which is listed as a priority geography in the PRO Housing List of Priority Geographies as shown in purple (Figure 3).

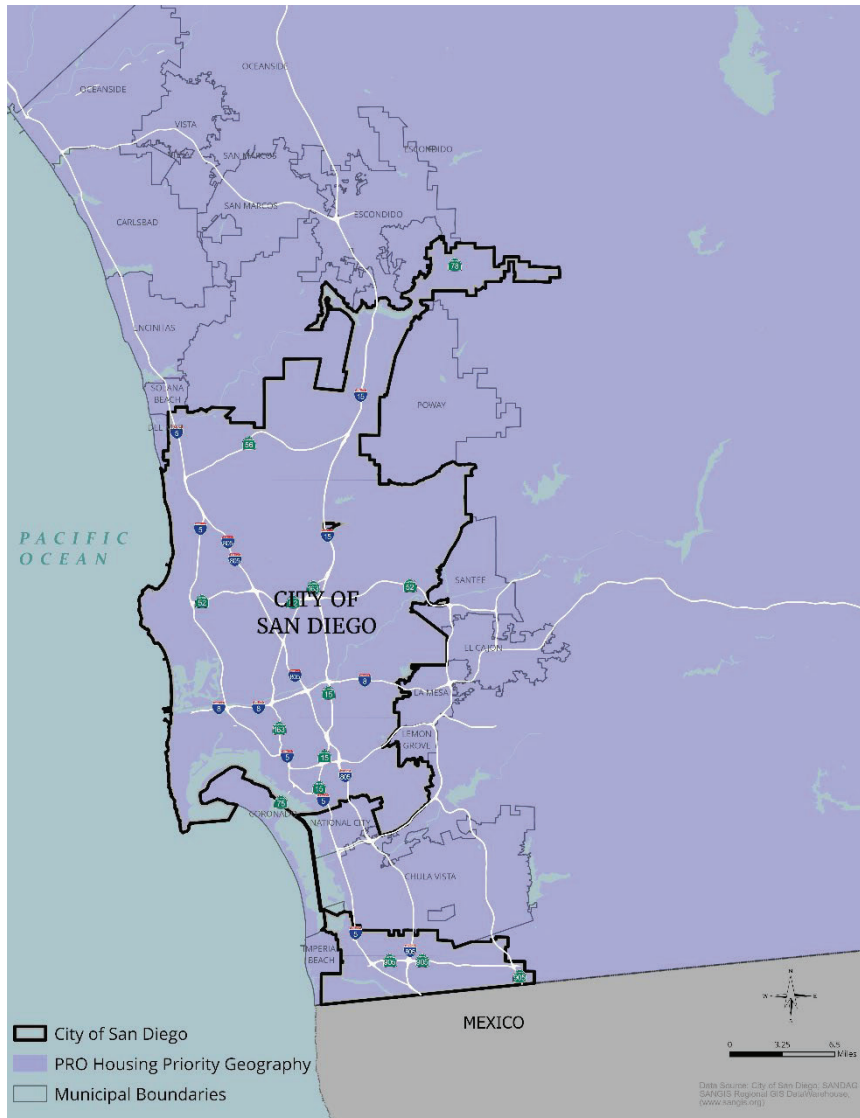


Figure 3: PRO Housing List of Priority Geographies, City of San Diego
Source: US Department of Housing and Urban Development, 2024

iii. Who are your key stakeholders? How are you engaging them?

The City Planning Department has been engaging with community-based organizations, community members, the building industry, affordable housing developers, and tenant rights organizations directly through pop-up events, in-person and virtual workshops, meetings, bike rides, walks and community clean-up events, visioning workshops, roundtable meetings, and community events to gather community input to guide the development of housing policies and implementation strategies. The feedback from these stakeholders will continue to inform the development of the Small-scale Neighborhood Homes Initiative and DIF Credit Program. The City aims to reduce the costs of building market-rate and affordable homes for developers and to increase access to and the supply of affordable homes for households making up to 120 percent of AMI, particularly in transit-rich and higher-resource areas of the City. Task One of the Small-scale

Neighborhood Homes Initiative includes the creation of an Inclusive Public Engagement Program, which will identify key community stakeholders, target outreach to identified stakeholders, conduct workshops on the grant and the initiative, and create a website to educate community members about the initiative and implementation. The City will also leverage extensive, long-standing relationships with affordable housing developers and community-based organizations with the objective of disseminating information about the available funding opportunities and thus increasing the number of affordable homes that can be built.

To ensure inclusivity, all materials associated with this initiative will be shared in various languages and will accommodate the diverse linguistic needs of the community. The initiative will prioritize lower-income households making up to 120 percent of AMI, and tenants' rights and community-based organizations that have proven records of effectively working with lower-income households will be identified and prioritized. Greater emphasis will be placed on encouraging greater participation from lower-income households within these communities, which will help to ensure that participants in this initiative reflect the racial and economic diversity of these communities. There will be special attention to the challenges that lower-income households face when trying to participate in planning initiatives.

Along with engaging with various stakeholders to develop a successful implementation strategy for the grant proposal; the City Planning Department will convene the building industry, affordable housing developers and community members to gather input to guide the development of policies and implementation strategies. The City Planning Department strives to ensure engagement is inclusive and meaningful by using engagement tactics such as theater-based techniques, model making and mapping that are interactive and welcoming and easily accessible to people of all age groups and abilities. The City recognizes the importance of continuous process improvement and constantly monitors the impact of adopted policies and amendments to the municipal code to ensure that adopted initiatives are effective. Regular monitoring and reporting have led to identifying gaps and making amendments to already adopted initiatives to help ensure successful outcomes.

By efficiently utilizing the grant funds for DIF credits and channeling the collected DIF fees toward infrastructure improvements, the Small-scale Neighborhood Homes Initiative and DIF Credit Program ensure a balanced and sustainable development process. This enables the City to provide more affordable housing options while enhancing its infrastructure to meet the needs of the growing community. Under a recently adopted program, DIF fees have been allocated through an overall citywide approach so that funding for projects in underserved communities can be prioritized. The City Planning Department also play a key role in leading engagement efforts to gather public input on infrastructure prioritization. The City has created a website and survey where community members citywide can provide their input year round. Community input gathered through the engagement efforts informs the Five-Year Capital Improvement Program (CIP) outlook and budget process for the city. The aim is to identify and address the infrastructure needs of the community in a balanced and equitable manner.

This process will facilitate the production of affordable homes in VMT-efficient high-resource areas as well as prioritize the much-needed public infrastructure in areas with the greatest needs.

iv. How does your proposal align with requirements to affirmatively further fair housing?

The Small-scale Neighborhood Homes Initiative and DIF Credit Program align with the requirements to affirmatively further fair housing through regulatory reform and incentivizing development in a manner that affirmatively furthers fair housing by:

- 1) Making it efficient and financially feasible to develop small-scale multiple home developments in higher resource and VMT-efficient areas that are currently zoned for single-family homes;
- 2) Studying and supporting the growth of alternative home-ownership models that have a proven record of increasing affordable homeownership among lower-income families;
- 3) Incentivizing the construction of affordable homes in VMT-efficient communities citywide; and
- 4) Prioritizing incentives for housing projects in high and highest resource areas.

The Small-scale Neighborhood Housing Initiative affirmatively furthers fair housing through the following:

- **Promoting Homeownership.** Promoting homeownership is a critical component of the Small-scale Neighborhood Homes initiative. Homeownership is highly inequitable in the City of San Diego, with communities of color having low rates of homeownership and high levels of cost-burdened housing (see Table 1). By studying and supporting the growth of alternative ownership models that have a record of increasing affordable homeownership among lower-income families, homeownership among these groups can be increased, and the cost burden of homes can be lowered. By making homes more affordable, money that would otherwise be spent on higher home costs will be invested or used to uplift lower-income families, as every dollar not spent on housing is free to be saved, invested in communities or used by households to better themselves. Finally, more housing in VMT-efficient, transit-supportive, and higher-resource areas of the City will increase the supply of homes for people with disabilities through proximity to public transportation.
- **Mitigating Displacement.** The Small-scale Neighborhood Home initiative will identify an anti-displacement strategy. By promoting and studying alternative homeownership models, the Small-scale Neighborhood Homes Initiative also helps mitigate displacement by studying alternative home ownership models that can help to stabilize land costs areas with higher risks of displacement.

- **Tenant Protection and Dwelling Unit Replacement.** The City of San Diego's anti-displacement programs, including local replacement requirements and relocation assistance, mitigate the impact on vulnerable residents in communities of color. On May 25, 2023, the Tenant Protection Ordinance was signed into law, which aimed to strengthen the standards set by State of California. It states, “1. Protections apply on Day 1 of a lease, with a narrow exemption for short-term leases. 2. Financial assistance when a tenant’s lease is terminated through no fault of their own. Currently, no financial assistance is required. 3. Accountability measures to make sure bad actors can’t get away with violating these protections”. The Dwelling Unit Protection Regulations, implemented in San Diego Municipal Code Chapter 14, Division 12, specify requirements for the replacement of dwelling units in residential developments undergoing demolition. These regulations include provisions for protected dwelling units, defining their characteristics and outlining replacement criteria based on factors like occupancy and income categories.
- **Commitment to Addressing Housing Inequities.** the City’s Fiscal Year 2024 Consolidated Annual Performance and Evaluation Report (CAPER) ¹⁶addressed several key impediments in the San Diego housing market. The report highlighted challenges such as the under-representation of Latinos and Black/African Americans in the homebuyer market, geographic disparities leading to concentrated Housing Choice Voucher use, limited housing choices for special needs groups, enforcement activity constraints, and outdated information dissemination methods. The recommended actions involve collaboration with the Reinvestment Task Force¹⁷, expanding affordable housing inventory, increasing options for special needs populations, promoting voucher programs, amending zoning codes, enhancing enforcement through press releases and testing, and promoting multi-media education campaigns. The overarching goal for these recommendations is to address these impediments comprehensively, fostering inclusivity, diversity, and equal access to housing opportunities across the region. The Small-scale Neighborhood Homes Initiative aligns with these recommendations as it aims to incentivize affordable housing in high and highest-resource areas, and to increase homeownership among lower-income groups in the City that are disproportionately Latino and Black/African American San Diegans.
- **Monitoring Fair Housing.** The Annual Report on Homes is produced by City Planning staff to report on the number of homes built each year, the communities in which they were built and the level of affordability of the homes built. The annual report on homes will help monitor the effectiveness of the proposed Small-scale Neighborhood Homes Initiative and the DIF Credit Program to advance

¹⁶ The FY 2024 CAPER is available at <https://www.sandiego.gov/sites/default/files/2024-09/city-of-san-diego-final-fy-2024-caper.pdf>

¹⁷ A public – private body created by the City and County of San Diego that evaluates local lending practices and develops strategies for reinvestment in low- and moderate-income areas. <https://sdhc.org/governance-legislative-affairs/reinvestment-task-force/>

racial equity and further fair housing by allowing for and incentivizing the production of affordable homes in high and highest resourced areas.

1. What are your budget and timeline proposals?

The Small-scale Neighborhood Homes and DIF Credit Program initiative will utilize \$7 million provided by the PRO Housing grant to fund a study to identify the feasibility of developing Small-Scale Neighborhood Homes, and the necessary regulatory framework to ensure that these developments will enhance the communities in which they are built. This analysis will include opportunities to promote home ownership and provide alternative approaches to home development. The grant will also fund an inclusive public engagement program to identify key groups, stakeholders, and communities, provide outreach and engagement opportunities, and organize workshops to solicit public input on all phases of the project. Further, the grant will be used for the development of regulatory reform to the City's Land Development Code to allow for the efficient and financially feasible development of Small-Scale Neighborhood Homes at varying densities through new or amended zones within the City's Sustainable Development Areas in a manner that affirmatively furthers fair housing. The proposed budget is as follows:

- **Small-scale Neighborhood Homes (\$1,000,000).** Grant funds will be used to retain a consultant to provide professional planning services to study and implement Small-scale Neighborhood Homes. The City Planning Department has significant experience administering grants and researching and preparing similar zoning regulation amendments which ensures the funding requested is sufficient and the proposal will be prepared in a cost-effective manner.
- **Expand the Development Impact Fee Assistance for Affordable Housing Program (\$6,000,000).** The City Planning Department is responsible for collecting DIF payment from all development projects. The grant proposal is to waive the otherwise required DIF for affordable homes and qualifying small-scale neighborhood homes and use the grant funds to support the infrastructure needs attributed to new growth, allowing for continued prioritization of infrastructure investments in areas with the greatest needs. As part of this application, the City of San Diego is requesting \$6 million, in addition to \$2.5 million in matching funds, to provide DIF relief to affordable homes that further fair housing by promoting affordable homes in VMT efficient and high-resourced areas. Based on an analysis by City staff using DIF fees, an assumed home size of 900 square feet, the requested grant funds from HUD can support DIF relief for the construction of up to 268 multifamily affordable homes that would otherwise not be financially feasible to build, with the added matched funding from SANDAG supporting an additional 112 homes for the potential DIF relief of 380 affordable homes. The City would continue to pursue other funding opportunities for this program.

Table 2: Proposed Timeline

Activity	Start	End
Public Outreach and the Inclusive Public Engagement Guide	Before the grant application is submitted (Fall-2024) and as soon as the grant is awarded (early to mid-2025).	Continue until grant funds are expended. (Early to Mid-2030)
Conduct Planning Studies	As soon as grant is awarded (Early to mid-2025)	End of 2025
Develop Regulations	As soon as grant is awarded (Early to mid-2025)	Early of 2026
Review housing projects to assess development impact fees and provide DIF relief	As soon as the grant is awarded. (Early to mid-2025)	Until the grant funding is expended (Early to mid-2026)

Exhibit E: Capacity

1. What capacity do you and your Partner(s) have? What is your staffing plan?

The City Planning Department has have the capacity to implement the grant with a staff of 93 full-time positions and a bench of up to six teams of contracted multiple discipline planning consultants. The Department regularly prepares amendments to the City’s municipal code to streamline and incentivize home development, compiles data on market-rate and affordable home production, data on public outreach, and reports home permitting numbers and progress on affirmatively furthering fair housing to the state of California annually. The 2023 home permitting data demonstrated that the City substantially increased the number of permitted homes overall and affordable homes in particular in 2023 relative to previous years. The analysis of homes permitted by Resource Areas helps to determine the City’s progress in affirmatively furthering fair housing, as well as to identify areas in our municipal code. The Department regularly prepares updated community plans to help better realize fair housing goals.

The City Planning Department is committed to affirmatively furthering fair housing and continuously work on developing new housing policies or modifying existing housing policies to better realize the City’s fair housing goals. The City Planning Department is informed by community input, develops housing policies to incentivize the growth of housing in the City and regularly analyzes complex housing data to determine progress in meeting the City’s housing goals. The City Planning Department also works with the City’s community planning groups throughout the City’s 52 community planning areas, as well as community-based organizations in the diverse communities in our City to inform these policies.

The City Planning Department review all development projects and charge development impact fees based on the proposed use, square footage, number of units, level of affordability and various other factors. The Department also engages with community members to gather input on infrastructure priorities across the City. The Department has significant experience reviewing development plans, working with the building industry, affordable housing developers, San Diego Housing Commission, and other community-based organizations and community members that are key players in affordable home development. The Department is therefore fully qualified to conduct the needed outreach to share information regarding the grant with community members and stakeholders and review plans to assess Development Impact fees and provide DIF relief to incentivize the development of affordable homes within VMT efficient areas in a manner that affirmatively furthers fair housing, and facilitate the prioritization of public infrastructure investments in areas with the greatest needs.

The following City Planning Department staff and management will be responsible for implementing the grant proposal (Figure 4):

- Heidi Vonblum, Director
- Kelley Stanco, Deputy Director
- Tait Galloway, Deputy Director
- Sameera Rao, Assistant Deputy Director
- Seth Litchney, Program Manager
- Breanne Busby, Senior Civil Engineer
- Melissa Garcia, Senior Planner
- Corey Funk, Senior Planner
- Grant Ruroede, Senior Planner
- Alfonso Gastelum, Senior Planner
- Angela Dang, Assistant Planner

The City Planning Department has a very low vacancy rate, and additional staff are available to assist the above identified primary staff as needed. The City is committed to dedicating a minimum of \$150,000 of staff time over the period of grant implementation.

Figure 4: City Planning Department – Pro Housing Activities

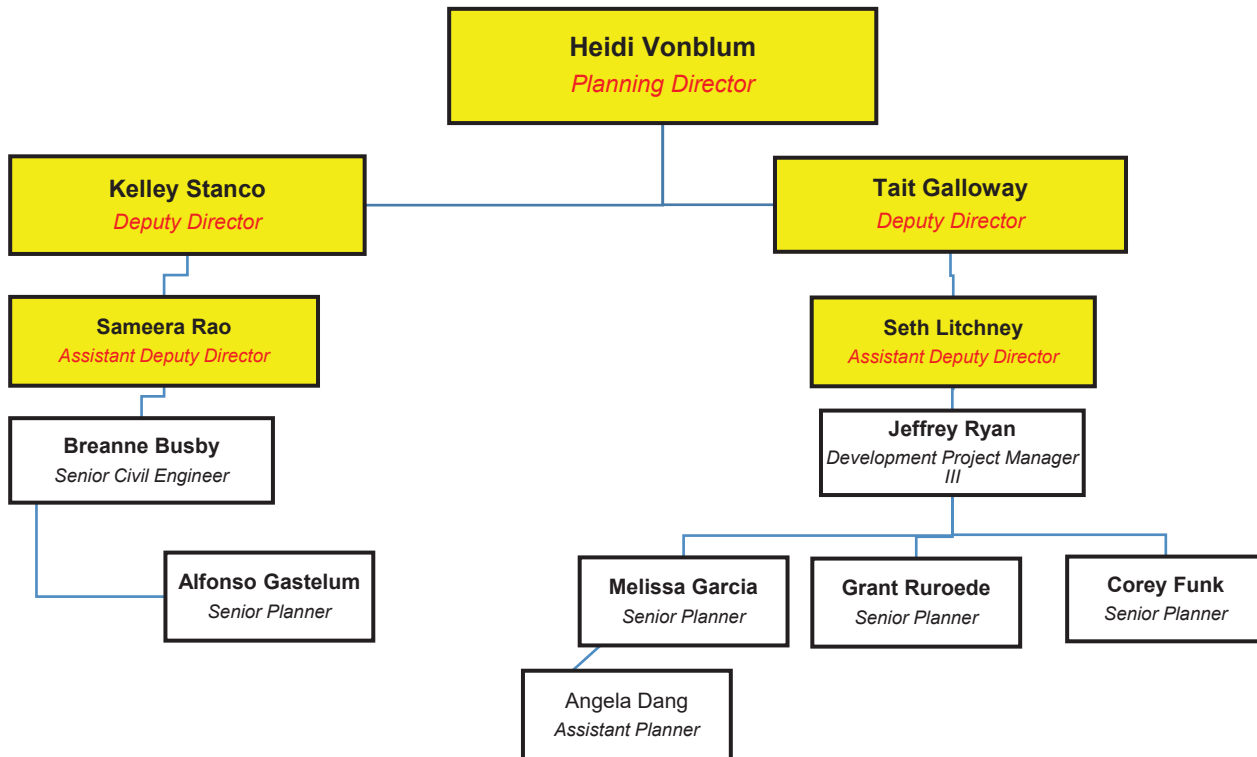


Exhibit F: Leverage

1. Are you leveraging other funding or non-financial contributions?

The City will commit a minimum of \$150,000 to administer the grant proposal. Additionally, in 2023, the City was awarded \$3 million in SANDAG Regional Early Action Planning (REAP) funds to fund a portion of the Small-scale Neighborhood Homes Initiative, with \$2.5 million to establish a pilot program for DIF credits that this grant proposal seeks to further fund (Figure 5).

The City is committed to adhering to the outlined requirements for leveraging resources, ensuring that any commitments, both financial and non-financial, are valid and explicit, and contribute to the success of the PRO Housing Grant activities. The SANDAG REAP award documentation is included in Attachment G.

form HUD-424-CBW

Grant Application Detailed Budget Worksheet	OMB Approval No. 2501-0017 Expiration: 1/31/2026
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Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	118,877.04	1.2%
2 Fringe Benefits	31,264.66	0.3%
3 Travel	0.00	0.0%
4 Equipment	0.00	0.0%
5 Supplies and Materials	0.00	0.0%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	0.00	0.0%
8 Construction	0.00	0.0%
9 Other Direct Costs	10,000,000.00	98.5%
10 Indirect Costs	0.00	0.0%
Total:	10,150,141.70	100.0%
Federal Share:	\$ 7,000,000.00	
Match (Expressed as a percentage of the Federal Share):	\$ 3,150,141.70	45.0%

Figure 5: HUD Grant Application Budget Summary

Exhibit G: Long-term Effect

1. What permanent, long-term effects will your proposal have? What outcomes do you expect?

Through implementation of the proposed Small-scale Neighborhood Homes Initiative and DIF Credit Program, the City expects to significantly reduce barriers to long-term production and preservation of affordable housing. The following specific outcomes are anticipated:

- Allow for financially feasible, community-enhancing small scale neighborhood home development in single-family neighborhoods (Task Three) through amendments to the City's Land Development Code . It is anticipated that zoning relief could allow for these small-scale neighborhood homes on over 100,000 additional lots throughout the City, resulting in increased capacity for hundreds of thousands of additional homes
- Develop policies and/or regulations that would support alternative home ownership models that expand homeownership opportunities to lower-income families.
- Establish an ongoing program for DIF relief for qualified affordable home developments in a manner that furthers the City's climate goals and affirmatively furthers fair housing (Task Four).

These actions are designed to permanently remove or reduce the impact of key barriers for affordable housing outlined in Section a.iii. The key achievements will include:

- **Increased Affordable Homes.** The Small-scale Neighborhood Homes Initiative will help to incentivize the construction more affordable homes within VMT-efficient areas in a manner that affirmatively furthers fair housing. The City Planning Department will monitor progress annually in its Annual Report on Homes. The DIF relief program will directly help to address the key barrier of high development costs experienced by affordable housing projects and will ensure DIF funds continue to be used on needed infrastructure that addresses the key barriers of community resistance and neighborhood need.
- **Strategic Siting:** By incentivizing additional affordable homes near transit in VMT-efficient areas in a manner that affirmatively furthers fair housing, the proposal aims to establish a long-term pattern of strategically located affordable homes near amenities, public services, jobs, transit, schools, and other community assets while achieving the City's climate goals. More homes in single-family home zones in high-resource areas that are near transit will address the key barrier of single-home zones that currently constrain the production of small scale neighborhood homes. More homes in high-resource areas will aid in producing lower-cost homes in higher-resource areas, which will help address the key barrier of high land costs in higher-resources areas of the City.

- **Equity and Access.** The proposal addresses the long-term effects of removing barriers to affordable housing production that have limited access to well-resourced neighborhoods. By prioritizing fair housing and incentivizing the construction of affordable homes in high-resource areas, the proposal aims to expand housing opportunities for protected class groups and vulnerable populations. The alternative ownership models are intended to address the key barrier of appreciating land costs in areas at high risk for displacement and inequitable benefits from the housing system by expanding homeownership opportunities to lower-income households and marginalized communities. Inclusive public outreach will increase civic participation and seek to reduce the key barrier of community resistance and neighborhood needs.

While the proposed Small-scale Neighborhood Homes Initiative and DIF Credit Program will incentivize the production of a number of affordable home developments, the City is committed to identifying additional funding to ensure the long-term success of the program. The City is also committed to long-term engagement with affected stakeholders to identify ongoing barriers to affordable home development, and will continue to identify solutions that will address this need.

The Small-scale Neighborhood Homes Initiative and the DIF Credit Program will monitor and measure the following metrics:

- The number of acres subject to the regulatory changes in transit-rich and higher-resource areas of the City;
- The maximum increased capacity for new homes under the regulatory changes;
- The number of financially feasible new homes that are permitted:
 - With assistance from the DIF Credit Program, and
 - Under the new regulations for small-scale neighborhood homes;
- The number of deed-restricted affordable small scale neighborhood homes permitted.
- The number of affordable homes and small-scale neighborhood homes permitted by resource area.



ATTACHMENT A - SUMMARY OF COMMENTS RECEIVED

Comments on City of San Diego's Draft PRO Housing Grant Application
U.S. Department of Housing and Urban Development (HUD)
Prepared by Susan Baldwin, AICP - October 4, 2024

Please review the following comments on the City of San Diego's Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application. I hope you will address the concerns identified and make the changes requested before submitting the application to HUD. It is important the City's application be truthful and accurate.

Respectfully submitted,

Susan Baldwin, AICP
susanbaldwin@aol.com
619-867-5028

The following sentences should be removed from/rewritten in the grant application, which state incorrectly San Diego has areas that are exclusively single-family housing where only one home is allowed. In fact, all single-family zoned areas allow up to 4 accessory dwelling units (3 ADUs plus 1 Junior ADU) for a total of five dwelling units including the primary home. Also, per the City's implementation of Senate Bill 9, lots single-family zoned lots can be split and duplexes built resulting in the potential for 4 homes on what was once a single-family lot.

Additionally, in Sustainable Development Areas (SDA) representing up to 60% of the land in San Diego, ADU apartment complexes with up to 37 ADUs plus the primary home are now being permitted around the City on single-family zoned parcels. It is therefore factually incorrect to make statements such as "The prohibition of multiple home uses in single-home zones is a key barrier to creating affordable homes in higher-resource areas and is a significant factor in the high cost of housing in all parts of the city." The truth is that ADU apartment complexes with 6, 8, 10 or more ADUs, of which approximately 50% are deed-restricted, are being built throughout the City as a result of the Bonus ADU program. This is happening in the very single-home zones you are declaring "prohibit multiple home uses" and are a "key barrier to creating affordable homes in higher resource areas."

Single-family or single-home zoning does not exist in San Diego or California per the Municipal Code based on changes to state law. The grant should contain up-to-date, accurate information. Including incorrect

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information could result in the City's application being denied or disqualified.

- A. Remove this sentence in the cover letter: "The City of San Diego has taken nationally recognized innovative approaches to resolving the housing crisis, but large portions of the city remain exclusively reserved for single-family housing,"
- B. Remove this sentence on page 12 of the application: "Further worsening the cost issue is that approximately 80% of the City of San Diego's residentially zoned land is zoned for single-family, essentially requiring San Diegans to live with increasingly expensive housing costs with few alternatives."
- C. Rewrite this section of the grant (p. 14) to remove the highlighted wording re: not permitting multiple-home development. Also, rewrite the other highlighted wording, which is incorrect. Many of the communities who you claim have resisted land use changes are racially and ethnically diverse not "white." Also, land use changes HAVE been made and are continuing to be made in many communities in San Diego, which have increased housing capacity substantially (e.g. Kearny Mesa, Mira Mesa, University, and Uptown/Hillcrest, etc.), so it is not true that "land uses have not been able to be updated to accommodate more development" or that "less development impact fees" have been collected because of land uses not being updated.

"Increased land costs are partially driven by land use regulations. Of the City's residentially zoned land, approximately 80% of the City does not permit multiple-home development. Constraining the amount of land that can be used to develop buildings with multiple homes – by far the most common type of new residential development – significantly drives up demand and escalates land costs. Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of the same communities that benefited from red-lining still mount substantial community opposition to any regulation that promotes affordable housing in their communities. Because land uses have not

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been able to be updated to accommodate more development, there has been less development impact fees collected to pay for needed infrastructure throughout the city.”

- D. Rewrite this section of the grant (pp. 14 and 15) to remove all references to single-family zoning, e.g 80% of the City is single-home zoned" or "zoned to allow only one home:”

"Single-Home Zoning: Approximately 80% of the City is single-home zoned. This limits the supply of land available for development of new homes, and severely limits the ability to develop affordable housing, which is almost entirely built in multiple home developments. The Small-scale Neighborhood Homes initiative creates more pathways to homes by allowing for more cost-effective home types in single-family areas. For example, the median cost of a condominium or townhome – the type of product promoted by the Small-scale Neighborhood Homes Initiative – costs \$662,00 [sic] – which is over \$240,000 less expensive than the median single-family home.

"Setting aside large portions of the city to allow only single-homes severely constrains the supply of homes, and further constrains the supply of homes available for renters. When supply is severely limited by regulations that limit the development of a parcel to only one home, the cost of land and rent increase dramatically. While the city has adopted innovative approaches to promoting multiple home development, just 20% of the land in the city is allowed to build a type of residential development that accounts for 75% of all new homes. For the city to create the number of homes it needs to meet regional needs, there needs to be more types of homes allowed in areas that are zoned to allow only one home.”

- E. Remove/rewrite the wording “areas that are currently only zoned for single-homes” in the following section on pp. 15 and 16:

Community Resistance. Recent efforts in the City of San Diego to marginally increase density in single-home zones have been met with opposition from some community members, particularly in higher-resource and transit-supportive areas that are currently only zoned for single-homes. Many of these areas benefitted from racist redlining

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principles originating from the 1930s. A common critique from community members opposed to increasing homes in their neighborhoods are concerns regarding adequate infrastructure capacity and public services needed to support higher densities. Other critiques cite a need for a more robust and inclusive public engagement process that can bring more diverse and lower income voices into the discussion regarding land uses.

- F. Remove "single-homes zones" reference in Tasks Two and Three on page 17:

"Task Two – Study and Plan for Small-scale Neighborhood Homes. The Small-scale Neighborhood Home Initiative will study the feasibility and long-term impacts of small-scale neighborhood developments that propose up to nine homes in **single-home zones**."

Task Three: "The **prohibition of multiple home uses in single-home zones** is a key barrier to creating affordable homes in higher-resource areas and is a significant factor in the high cost of housing in all parts of the city."

- G. Remove "zoned for single-homes" reference on page 22:

"Regulatory reform and incentivization will promote fair housing by: 1) allowing small-scale multiple home developments in higher resource and VMT-efficient areas **that are currently zoned for single-homes**;"

- H. Remove/rewrite the wording to remove references to "currently zoned exclusively for single-family homes" and "single-home zones" in the following sections on page 31 and 32, Exhibit G: Long-Term Effect:

"Allowance of multiple homes in single-family neighborhoods (Task Three) in transit-rich areas through adoption by the City Council into the San Diego Municipal Code. More homes in single-family neighborhoods will target approximately 106,521 parcels that **are currently zoned exclusively for single-family homes** for regulations that streamline applicable multiple developments."

Comments on City of San Diego's Draft PRO Housing Grant Application
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"Strategic Siting: By incentivizing the construction of affordable homes in VMT efficient areas and high-resource neighborhoods, the proposal aims to establish a long-term pattern of strategically located affordable housing near amenities, public services, jobs, transit, schools, and other community assets. **More homes in single-home zones** in high-resource areas that are near transit, which will **address the key barrier of single-home zones that prohibit multi-home developments**. More homes in high-VMT, high-resource areas will aid in producing lower cost homes in higher resource areas, which will help address the key barrier of high land costs in higher-resources areas of the city."

- I. Remove the reference to "zoned for single-homes" on page 35: "These areas are predominately **zoned for single-homes**, but not multi-homes, uses."
- J. Remove this sentence on page 40: "The City is also proposing regulatory reforms as part of its PRO Housing grant application that will allow for multi-home developments and affordable home developments in a portion of higher resource areas of the City **that currently only permit single-home uses.**"

San Diego's HUD Pro Housing proposal makes numerous references to single-family zoning allowing only one housing unit per parcel. With the adoption of Accessory Dwelling Unit regulations and lot-splitting/duplexes under SB 9, "single family" zoning has become a type of multi-family residential zoning, which in many cases (e.g., Bonus ADU developments) allows higher housing density than multi-family zones up to RM-3-7.

All single-family zoned areas allow up to 4 accessory dwelling units (3 ADUs plus 1 Junior ADU) for a total of five dwelling units including the primary home. Also, per the City's implementation of Senate Bill 9, single-family zoned lots can be split and duplexes built resulting in the potential for 4 homes on what was once a single-family lot.

Additionally, in Sustainable Development Areas (SDA) representing up to 60% of the land in San Diego, ADU apartment complexes with up to 37 ADUs plus the primary home are now being permitted around the City on single-family zoned parcels. It is therefore factually incorrect to make statements such as "The prohibition of multiple home uses in single-home zones is a key barrier to creating affordable homes in higher-resource areas and is a significant factor in the high cost of housing in all parts of the city." ADU apartment complexes with 6, 8, 10 or more ADUs, are being built throughout the City as a result of the Bonus ADU program. This is happening in the very single-home zones the proposal claims "prohibit multiple home uses" and are a "key barrier to creating affordable homes in higher resource areas."

Single-family or single-home zoning does not exist in San Diego or California per the Municipal Code based on changes to state law. The grant should contain up-to-date, accurate information. Including incorrect information could result in the City's application being denied or disqualified.

Specific examples and recommended changes are highlighted below.

- A. Remove this sentence in the cover letter: "The City of San Diego has taken nationally recognized innovative approaches to resolving the housing crisis, but large portions of the city remain exclusively reserved for single-family housing,"
- B. Remove this sentence on page 12 of the application: "Further worsening the cost issue is that approximately 80% of the City of San Diego's residentially zoned land is zoned for single-family, essentially requiring San Diegans to live with increasingly expensive housing costs with few alternatives."
- C. Rewrite this section of the grant (p. 14) to remove the highlighted wording re: not permitting multiple-home development. Also, rewrite the other highlighted wording, which is incorrect. Many of the communities who resist land use changes are racially and ethnically diverse, not "white." Also, land use changes have been made and are continuing to be made in many communities in San Diego, so it is not true that "land uses have not been able to be updated to accommodate more development."

“Increased land costs are partially driven by land use regulations. Of the City’s residentially zoned land, approximately 80% of the City does not permit multiple-home development. Constraining the amount of land that can be used to develop buildings with multiple homes – by far the most common type of new residential development – significantly drives up demand and escalates land costs. Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of the same communities that benefited from red-lining still mount substantial community opposition to any regulation that promotes affordable housing in their communities. Because land uses have not been able to be updated to accommodate more development, there has been less development impact fees collected to pay for needed infrastructure throughout the city.”

- D. Rewrite this section of the grant (pp. 14 and 15) to remove all references to single-family zoning, e.g., “80% of the City is single-home zoned” or “zoned to allow only one home”:

"Single-Home Zoning: Approximately 80% of the City is single-home zoned. This limits the supply of land available for development of new homes, and severely limits the ability to develop affordable housing, which is almost entirely built in multiple home developments. The Small-scale Neighborhood Homes initiative creates more pathways to homes by allowing for more cost-effective home types in single-family areas. For example, the median cost of a condominium or townhome – the type of product promoted by the Small-scale Neighborhood Homes Initiative – costs \$662,000 – which is over \$240,000 less expensive than the median single-family home.”

"Setting aside large portions of the city to allow only single-homes severely constrains the supply of homes, and further constrains the supply of homes available for renters. When supply is severely limited by regulations that limit the development of a parcel to only one home, the cost of land and rent increase dramatically. While the city has adopted innovative approaches to promoting multiple home development, just 20% of the land in the city is allowed to build a type of residential development that accounts for 75% of all new homes. For the city to create the number of homes it needs to meet regional needs, there needs to be more types of homes allowed in areas that are zoned to allow only one home.”

- E. Remove/rewrite the wording “areas that are currently only zoned for single-homes” in the following section on pp. 15 and 16:

"**Community Resistance.** Recent efforts in the City of San Diego to marginally increase density in single-home zones have been met with opposition from some

community members, particularly in higher-resource and transit-supportive areas that are currently only zoned for single-homes. Many of these areas benefitted from racist redlining principles originating from the 1930s. A common critique from community members opposed to increasing homes in their neighborhoods are concerns regarding adequate infrastructure capacity and public services needed to support higher densities. Other critiques cite a need for a more robust and inclusive public engagement process that can bring more diverse and lower income voices into the discussion regarding land uses.

- F. Remove “single-homes zones” reference in Task Three on page 17:

Task Three: "The prohibition of multiple home uses in single-home zones is a key barrier to creating affordable homes in higher-resource areas and is a significant factor in the high cost of housing in all parts of the city.”

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From: [Danna Givot](#)
To: [Homes for All of Us](#)
Cc: [Vonblum, Heidi](#); [Litchney, Seth](#); [Galloway, Tait](#); [Garcia, Melissa](#); [Gloria, Todd](#); [Ackerman-Avila, Christopher](#)
Subject: [EXTERNAL] 10/8/24 COMMENTS REGARDING SAN DIEGO'S APPLICATION FOR \$7 MILLION HUD PRO-HOUSING GRANT FR-6800-N-98
Date: Tuesday, October 8, 2024 1:53:35 PM
Attachments: [COMMENTS REGARDING SAN DIEGO FINAL.pdf](#)
[CompleteCommunitiesConsolidated DIF WAIVERS.xlsx](#)

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10/8/24 COMMENTS REGARDING SAN DIEGO'S APPLICATION FOR \$7 MILLION HUD PRO-HOUSING GRANT FR-6800-N-98

I find San Diego's grant application both incomplete and dishonest in significant ways. I submit these comments not to have San Diego's application disqualified, but rather to encourage the Mayor and his Planning Department to fill in the missing details to complete the application and to eliminate or correct the false statements so the grant can be evaluated based on legitimate merits, not fallacies.

INCOMPLETE INFORMATION

The Development Impact Fee (DIF) Credit For Affordable Homes (DIFCFAH) program is intended to provide DIF credits to developers who build 100% affordable multiple home developments in high-resource (CTCAC) VMT-efficient areas. However, the grant proposal does not define what "affordable" means. This is concerning because in San Diego's [Complete Communities program, units deed-restricted at 120% AMI](#) are considered "affordable" (SDMC §143.1015). While they may technically be moderate-income, in reality they are extremely expensive and will not help our struggling moderate-income residents.

Therefore, the grant application should specify affordability levels by AMI. Certainly, these DIF credits should be awarded to the developments producing low and very low-income housing and moderate-income housing at less than 100% AMI. The grant should be contingent upon producing truly affordable housing that is sorely needed, not housing that is one percentage point away from above moderate-income.

FALSE STATEMENTS WITHIN THE GRANT APPLICATION

The false statements fall into three categories:

- Approximately 80% of the City is set aside to allow only single-homes

- Impact of “racist redlining principles originating from the 1930s”
- Single family homeowners cause infrastructure shortfall due to lack of development/inability to change land uses

Approximately 80% of the City is set aside to allow only single-homes

Statements suggesting that the City of San Diego has single-family zoning that “limit[s] the development of a parcel to only one home” are factually incorrect. First, California ADU law [66323](#) requires that every single-family zoned parcel must allow one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU). Beyond that, [San Diego’s own ADU Code](#) allows a minimum of **two additional ADUs** on each single-family zoned lot §141.03029(H)(ii) — for a total of five units (see below). On single-family lots within a [Sustainable Development Area](#) (SDA), i.e. one mile walking distance of a major transit stop (existing or planned), there is “no limit” on the number of ADUs that can be added to that single-family zoned lot (other than the limit based on the existing zone’s Floor Area Ratio). Approximately 60% of San Diego’s acreage is in the SDA. This has resulted in ADU Bonus Program projects with 10 (4652 and 4674 Firestone St), 11 (4974 54th St, 832 Desty St), 12 (4578 Jicarillo Ave), and 37 (819 Jacumba St) units.

Given this information, it becomes obvious, that **on any single-family zoned lot in the City of San Diego, the following five housing units are required to be permitted under California and San Diego ADU laws:**

- **Primary dwelling**
- **3 ADUs**
- **1 JADU**

As such, the dozen or more statements in this grant application that refer to or imply there is zoning in the City of San Diego that:

- “remain[s] exclusively reserved for single-family housing,”
- “does not permit multiple-home development,”
- “limit[s] the development of a parcel to only one home,”
- is “zoned to allow only one home,”
- is “only zoned for single-homes,”
- allows “prohibition of multiple home uses in single-home zones,” etc.

are false, intentionally misleading and must be eliminated from the grant application. If San Diego is going to be awarded this grant, it should be on the basis of an honest application, not a dishonest proposal that is misrepresenting the true state of San Diego’s existing zoning and municipal code.

In addition to the five housing units that state and local ADU codes allow on single-family lots

in San Diego, [San Diego's local implementation of Senate Bill 9](#) (SB 9) also allows up to four housing units (two duplexes) on every single-family zoned parcel in the City of San Diego. SB 9 also allows the subdivision of single-family parcels into two lots.

Impact of "racist redlining principles originating from the 1930s"

The grant application states that "San Diego is still dealing with the negative impacts of racist housing policies and investment decisions from the past, such as redlining, exclusionary zoning..." on page 39. The document is more pointed and accusatory on page 14 where it states:

"Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of the same communities that benefited from red-lining [sic] still mount substantial community opposition to any regulation that promotes affordable housing in their communities."

The City provides no substantiation for these bigoted, divisive claims and, in fact, the neighborhoods they are presumably referring to are not "white," but rather integrated with a diverse population, and have welcomed substantial amounts of affordable housing. Further, the ADU code described in the section above ensures that every single-family neighborhood in San Diego is available for development that includes deed-restricted ADUs as part of its ADU Bonus Program.

Finally, the historic redlining referred to in San Diego is factually refuted in this 2024 paper, [Putting the Myth of the Redlining Maps to Rest](#), calling into question the entire premise of this line of thinking. One of the author's primary points is that "bad history makes for bad policy," and given that one of these grants involves creating housing regulations, it would be wise to avoid basing these regulations on unsound history.

Single-family homeowners cause infrastructure shortfall due to lack of development

The grant application goes beyond its unsubstantiated comments about "white communities" to imply that the City's almost \$5 billion infrastructure shortfall is somehow owing to single-family homeowners' resistance to affordable housing. Specifically, the grant application states:

"Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of

the same communities that benefited from red-lining [sic] still mount substantial community opposition to any regulation that promotes affordable housing in their communities. **Because land uses have not been able to be updated to accommodate more development, there has been less development impact fees collected to pay for needed infrastructure throughout the city.**” (Emphasis added.)

Please note first that while land uses may not have been updated to the full extent the Mayor and Planning Department would like, the actual production/building of units is in the hands of developers, not homeowners. On the other hand, updated zoning is what allows for increased capacity for development and the grant application explains on pages 8 through 10 the great strides the City has taken to increase capacity via zoning and community plan update initiatives. These include “Plan updates for 20 communities increased housing capacity by over 160,260 units since 2014,” which include many neighborhoods with “single-family zoning.” These initiatives also include the San Diego ADU Code discussed above, which last year alone resulted in infill of 1,909 ADUs, approximately 20% of units permitted in the City.

These ADUs, however, pay almost no development impact fees (DIFs) owing to both California and San Diego code. There is also the Complete Communities Housing Solutions Program for which the City has elected to waive all DIFs for units \leq 500 sf, all deed-restricted units and all units \geq 3-bedrooms. Below is a partial [list of DIFs the City of San Diego has elected to waive \(§142.0640\(b\)\)](#) beyond the requirements of the State of California:

- First two ADUs > 750 sf
- Any ADUs on premises if record owner agrees to reside in one of the dwelling units as their primary residence for a minimum of three years from the date of building permit issuance for the ADUs
- Permanent Supportive Housing, low barrier navigation centers, and transitional housing facilities are exempt from DIFs.
- Inclusionary dwelling units provided pursuant to Chapter 14, Article 2, Division 13 are exempt from DIFs if the applicant has satisfied all the requirements of Division 13 for inclusionary dwelling units on the same premises as the market-rate dwelling units.
- For development utilizing the Complete Communities: Housing Solutions Regulations in Chapter 14, Article 3, Division 10, all covenant-restricted affordable dwelling units and dwelling units that do not exceed 500 square feet or that contain at least three bedrooms, as specified in Section 143.1010(f) are exempt from DIFs.
- The first two dwelling units constructed in accordance with Chapter 14, Article 3, Division 13 (Senate Bill 9 allowing for the development of 4 units/2 duplexes on what was previously a single-family zoned parcel) shall be exempt from the requirement to pay DIF.

Please note that for the Complete Communities Program alone, the City waived at least \$17 million in DIFs from the program's inception in early 2021 through November 2023. The data we have are incomplete, so it is very likely a higher amount. (A spreadsheet with Complete Communities DIF data is attached.)

We also have situations in San Diego where developers are proposing ADU developments of 100 or more accessory dwelling units that would qualify as apartment complexes in any reasonable zoning context and therefore require significant DIFs, probably between \$1 and \$2 million. However, because these small (≤ 500 sf) units are being permitted under the City's Bonus ADU program, they will pay few if any DIFs, and the City will voluntarily forfeit all of these infrastructure funds.

Based on just these two examples and the fact that land use is solely in the hands of developers, it is clearly inaccurate to imply that single-family homeowners' (falsely stated in the application) "opposition to any regulation that promotes affordable housing in their communities" is responsible for "less development impact fees collected to pay for needed infrastructure throughout the city." In fact, most of the deed-restricted units are having their DIFs waived.

CONCLUSION

I respectfully request that the Mayor and his Planning Department remove all the inaccurate statements regarding the limitations of single-family zoning in San Diego from this grant application. Further, I ask that the historically incorrect redlining comments be deleted along with the racially incendiary and divisive references to "white communities." If you insist on making such statements, name the communities and provide the demographics to support your statements. Finally, the City should accept responsibility for the financial impact of its own policies waiving DIFs and stop blaming single-family homeowners for the decisions that the Mayor, City Council and Planning Department have made, which are costing San Diego millions of dollars in much needed infrastructure funding. The lost DIFs are money that the City is now asking taxpayers to supplement with a regressive 1 cent sales tax increase because developers are not paying their fair share of the cost of growth.

The grant monies for the Small-scale Neighborhood Homes Initiative could be well spent by actively engaging San Diego homeowners in productive conversations to create objective design standards and prototypes for incorporating true gentle density into single-family neighborhoods. The ["missing middle housing" \(MMH\) concepts described by Daniel Parolek](#) and sometimes quoted by the Planning Department would be welcomed by the public. However, this grant's project description based on the goal of putting up to nine units on a

single-family lot is not consistent with Mr. Parolek's suggestions for seamlessly incorporating density into single-family neighborhoods, such as the following:

- Multi-unit, house-scale buildings intended to be part of low-rise residential neighborhoods
- The same size and footprint as a typical single-family home.
- MMH buildings are similar in form and scale to detached single-family homes
- Diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes
- Buildings fit seamlessly into existing residential neighborhoods
- Perceived density of these types is usually quite low—they do not look like dense buildings.

We look forward to working with the Planning Department as stakeholders to reach consensus on how best to incorporate true gentle density into our single-family neighborhoods.

Danna Givot
4669 59th Street
San Diego, CA 92115

10/8/24 COMMENTS REGARDING SAN DIEGO'S APPLICATION FOR \$7 MILLION HUD PRO-HOUSING GRANT FR-6800-N-98

I find San Diego's grant application both incomplete and dishonest in significant ways. I submit these comments not to have San Diego's application disqualified, but rather to encourage the Mayor and his Planning Department to fill in the missing details to complete the application and to eliminate or correct the false statements so the grant can be evaluated based on legitimate merits, not fallacies.

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Therefore, the grant application should specify affordability levels by AMI. Certainly, these DIF credits should be awarded to the developments producing low and very low-income housing and moderate-income housing at less than 100% AMI. The grant should be contingent upon producing truly affordable housing that is sorely needed, not housing that is one percentage point away from above moderate-income.

FALSE STATEMENTS WITHIN THE GRANT APPLICATION

The false statements fall into three categories:

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- Impact of "racist redlining principles originating from the 1930s"
- Single family homeowners cause infrastructure shortfall due to lack of development/inability to change land uses

Approximately 80% of the City is set aside to allow only single-homes

Statements suggesting that the City of San Diego has single-family zoning that "limit[s] the development of a parcel to only one home" are factually incorrect. First, California ADU law [66323](#) requires that every single-family zoned parcel must allow one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU). Beyond that, [San Diego's own ADU Code](#)

allows a minimum of **two additional ADUs** on each single-family zoned lot §141.03029(H)(ii) — for a total of five units (see below). On single-family lots within a Sustainable Development Area (SDA), i.e. one mile walking distance of a major transit stop (existing or planned), there is “no limit” on the number of ADUs that can be added to that single-family zoned lot (other than the limit based on the existing zone’s Floor Area Ratio). Approximately 60% of San Diego’s acreage is in the SDA. This has resulted in ADU Bonus Program projects with 10 (4652 and 4674 Firestone St), 11 (4974 54th St, 832 Desty St), 12 (4578 Jicarillo Ave), and 37 (819 Jacumba St) units.

Given this information, it becomes obvious, that **on any single-family zoned lot in the City of San Diego, the following five housing units are required to be permitted under California and San Diego ADU laws:**

- **Primary dwelling**
- **3 ADUs**
- **1 JADU**

As such, the dozen or more statements in this grant application that refer to or imply there is zoning in the City of San Diego that:

- “remain[s] exclusively reserved for single-family housing,”
- “does not permit multiple-home development,”
- “limit[s] the development of a parcel to only one home,”
- is “zoned to allow only one home,”
- is “only zoned for single-homes,”
- allows “prohibition of multiple home uses in single-home zones,” etc.

are false, intentionally misleading and must be eliminated from the grant application. If San Diego is going to be awarded this grant, it should be on the basis of an honest application, not a dishonest proposal that is misrepresenting the true state of San Diego’s existing zoning and municipal code.

In addition to the five housing units that state and local ADU codes allow on single-family lots in San Diego, San Diego’s local implementation of Senate Bill 9 (SB 9) also allows up to four housing units (two duplexes) on every single-family zoned parcel in the City of San Diego. SB 9 also allows the subdivision of single-family parcels into two lots.

Impact of “racist redlining principles originating from the 1930s”

The grant application states that “San Diego is still dealing with the negative impacts of racist housing policies and investment decisions from the past, such as redlining, exclusionary zoning...” on page 39. The document is more pointed and accusatory on page 14 where it states:

“Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of the same communities that benefited from red-lining [sic] still mount substantial community opposition to any regulation that promotes affordable housing in their communities.”

The City provides no substantiation for these bigoted, divisive claims and, in fact, the neighborhoods they are presumably referring to are not “white,” but rather integrated with a diverse population, and have welcomed substantial amounts of affordable housing. Further, the ADU code described in the section above ensures that every single-family neighborhood in San Diego is available for development that includes deed-restricted ADUs as part of its ADU Bonus Program.

Finally, the historic redlining referred to in San Diego is factually refuted in this 2024 paper, [*Putting the Myth of the Redlining Maps to Rest*](#), calling into question the entire premise of this line of thinking. One of the author’s primary points is that “bad history makes for bad policy,” and given that one of these grants involves creating housing regulations, it would be wise to avoid basing these regulations on unsound history.

Single-family homeowners cause infrastructure shortfall due to lack of development

The grant application goes beyond its unsubstantiated comments about “white communities” to imply that the City’s almost \$5 billion infrastructure shortfall is somehow owing to single-family homeowners’ resistance to affordable housing. Specifically, the grant application states:

“Changing land uses has been challenging in San Diego, primarily because white communities that benefited from racist-redlining principles continue to resist land use changes that would allow more home opportunities in their neighborhoods. Many of the same communities that benefited from red-lining [sic] still mount substantial community opposition to any regulation that promotes affordable housing in their communities. **Because land uses have not been able to be updated to accommodate more development, there has been less development impact fees collected to pay for needed infrastructure throughout the city.**” (Emphasis added.)

Please note first that while land uses may not have been updated to the full extent the Mayor and Planning Department would like, the actual production/building of units is in the hands of developers, not homeowners. On the other hand, updated zoning is what allows for increased capacity for development and the grant application explains on pages 8 through 10 the great strides the City has taken to increase capacity via zoning and community plan update initiatives. These include “Plan updates for 20 communities increased housing capacity by over 160,260 units since 2014,” which include many neighborhoods with “single-family zoning.” These

initiatives also include the San Diego ADU Code discussed above, which last year alone resulted in infill of 1,909 ADUs, approximately 20% of units permitted in the City.

These ADUs, however, pay almost no development impact fees (DIFs) owing to both California and San Diego code. There is also the Complete Communities Housing Solutions Program for which the City has elected to waive all DIFs for units \leq 500 sf, all deed-restricted units and all units \geq 3-bedrooms. Below is a partial [list of DIFs the City of San Diego has elected to waive \(§142.0640\(b\)\)](#) beyond the requirements of the State of California:

- First two ADUs > 750 sf
- Any ADUs on premises if record owner agrees to reside in one of the dwelling units as their primary residence for a minimum of three years from the date of building permit issuance for the ADUs
- Permanent Supportive Housing, low barrier navigation centers, and transitional housing facilities are exempt from DIFs.
- Inclusionary dwelling units provided pursuant to Chapter 14, Article 2, Division 13 are exempt from DIFs if the applicant has satisfied all the requirements of Division 13 for inclusionary dwelling units on the same premises as the market-rate dwelling units.
- For development utilizing the Complete Communities: Housing Solutions Regulations in Chapter 14, Article 3, Division 10, all covenant-restricted affordable dwelling units and dwelling units that do not exceed 500 square feet or that contain at least three bedrooms, as specified in Section 143.1010(f) are exempt from DIFs.
- The first two dwelling units constructed in accordance with Chapter 14, Article 3, Division 13 (Senate Bill 9 allowing for the development of 4 units/2 duplexes on what was previously a single-family zoned parcel) shall be exempt from the requirement to pay DIF.

Please note that for the Complete Communities Program alone, the City waived at least \$17 million in DIFs from the program's inception in early 2021 through November 2023. The data we have are incomplete, so it is very likely a higher amount. (A spreadsheet with Complete Communities DIF data is attached.)

We also have situations in San Diego where developers are proposing ADU developments of 100 or more accessory dwelling units that would qualify as apartment complexes in any reasonable zoning context and therefore require significant DIFs, probably between \$1 and \$2 million. However, because these small (\leq 500 sf) units are being permitted under the City's Bonus ADU program, they will pay few if any DIFs, and the City will voluntarily forfeit all of these infrastructure funds.

Based on just these two examples and the fact that land use is solely in the hands of developers, it is clearly inaccurate to imply that single-family homeowners' (falsely stated in the application) "opposition to any regulation that promotes affordable housing in their

communities” is responsible for “less development impact fees collected to pay for needed infrastructure throughout the city.” In fact, most of the deed-restricted units are having their DIFs waived.

CONCLUSION

I respectfully request that the Mayor and his Planning Department remove all the inaccurate statements regarding the limitations of single-family zoning in San Diego from this grant application. Further, I ask that the historically incorrect redlining comments be deleted along with the racially incendiary and divisive references to “white communities.” If you insist on making such statements, name the communities and provide the demographics to support your statements. Finally, the City should accept responsibility for the financial impact of its own policies waiving DIFs and stop blaming single-family homeowners for the decisions that the Mayor, City Council and Planning Department have made, which are costing San Diego millions of dollars in much needed infrastructure funding. The lost DIFs are money that the City is now asking taxpayers to supplement with a regressive 1 cent sales tax increase because developers are not paying their fair share of the cost of growth.

The grant monies for the Small-scale Neighborhood Homes Initiative could be well spent by actively engaging San Diego homeowners in productive conversations to create objective design standards and prototypes for incorporating true gentle density into single-family neighborhoods. The “missing middle housing” (MMH) concepts described by Daniel Parolek and sometimes quoted by the Planning Department would be welcomed by the public. However, this grant’s project description based on the goal of putting up to nine units on a single-family lot is not consistent with Mr. Parolek’s suggestions for seamlessly incorporating density into single-family neighborhoods, such as the following:

- Multi-unit, house-scale buildings intended to be part of low-rise residential neighborhoods
- The same size and footprint as a typical single-family home.
- MMH buildings are similar in form and scale to detached single-family homes
- Diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes
- Buildings fit seamlessly into existing residential neighborhoods
- Perceived density of these types is usually quite low—they do not look like dense buildings.

We look forward to working with the Planning Department as stakeholders to reach consensus on how best to incorporate true gentle density into our single-family neighborhoods.

Danna Givot
4669 59th Street
San Diego, CA 92115



October 1, 2024

Mayor Todd Gloria
CC: San Diego City Council

RE: Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application to the U.S. Department of Housing and Urban Development (HUD)

Dear Mayor Gloria:

Regarding your proposal to the U.S. Department of Housing and Urban Development, Neighbors For A Better San Diego (NFABSD) recommends consideration of these further items in the application:

Include homeowners as stakeholders. The housing challenges facing San Diego cannot be met without broad public buy-in to address those issues. This makes it especially important that homeowners be treated as stakeholders that can contribute to finding solutions, rather than enemies that need to be marginalized in public debate. There is a lot of emphasis on public engagement in the proposal, but true public input is measured in the policies that can be traced back to the public's input.

Neighbors For A Better San Diego represents many homeowners and has been an active, thoughtful, analytical participant in the City's housing and planning policy discussions for several years. We respectfully request our inclusion as a stakeholder in this effort as well as other housing-related working groups currently in place or being established in the future.

Prioritize objective design standards and form-based codes for infill housing. A key reason for pushback against San Diego's proposed SB 10 implementation was that it was inconsistent with neighborhood housing forms and design patterns. While it promised bungalow courts and quadplexes, the proposed regulations allowed three-story, lot-filling structures incongruent with the scale of surrounding homes. Well-planned "gentle density" that matches neighborhood scale and design standards would go a long way toward rebuilding public trust in city planning.

Fix construction defect litigation. As elsewhere in California, the construction of new condominiums has dried up in San Diego because of exploitive construction defect lawsuits. San Diego should be lobbying state departments and elected representatives to better balance the legitimate concerns of condominium owners against the risks borne by developers. Condominiums provide a more affordable form of homeownership that San Diego and the rest of the state needs.

ADDRESS P.O. Box 244, 4142 Adams Ave #103, San Diego, CA 92116
EMAIL Better4SD@gmail.com **WEB** neighborsforabetersandiego.org

Leverage public-private partnerships. In addition to community land trusts and limited-equity housing cooperatives mentioned in the proposal, San Diego should use the grant to explore privately funded community co-investment funds. As an investment vehicle, co-investment funds would provide an evergreen source of mortgage assistance and would provide a mechanism for residents to invest in their communities by filling the daunting gap that homebuyers face when buying their first home in San Diego’s expensive housing market.

Assess minimum lot sizes as an alternative to multi-family developments. San Diego already permits the ministerial division of parcels in multi-family (RM) zones. San Diego has also recently allowed variances to projects in RS (single-family) zones to reduce lots to as low as 1,680 sf (versus the general 5,000 single-family minimum). Since these allowances are comparable to what would result from the HUD PRO Housing proposal, NFABSD recommends that San Diego include these projects in their study of pro formas to assess the financial viability of small for-sale housing developments.

Acknowledge that single-family zoning already supports multi-family developments. A statement repeated multiple times throughout the proposal is that “large portions of the city remain exclusively reserved for single-family housing “or are “single-home zoned.” (See the attachment for more examples.) This is untrue, unconstructive, and distracts from our current housing challenges. Almost every single-family “zoned” property in San Diego is eligible to add three units under SB 9 and at least 4 units under the City’s Accessory Dwelling Unit (ADU) regulations. Many single-family zoned areas are also eligible to build unlimited ADUs in so-called Sustainable Development Areas, which cover 60% of the City. Neighbors For A Better San Diego has calculated that these programs already provide the capacity to build over 1 million new homes in San Diego’s “single-family” zoned neighborhoods. In addition, these projects are permitted ministerially, meaning that the project is not subject to public review or neighborhood objection.

Ironically, the proposal touts San Diego’s Bonus ADU program, which obviously could not be possible if only a single home was permitted on a single-family zoned parcel.

A related statement in the proposal is that “80% of the City of San Diego’s residentially zoned land is zoned for single-family.” Aside from the false suggestion that single-family zones only allow one home per parcel, randomly building new housing in single-family neighborhoods, as encouraged by San Diego’s sprawling Sustainable Development Area map, violates San Diego’s Climate Action Plan by replicating patterns of automobile dependency and increasing VMT over planned and deliberate transit-oriented development.

Reestablish the nexus between Development Impact Fees (DIFs) and development. In one of the paragraphs (p. 14) in the proposal blaming homeowners for San Diego’s housing affordability challenges, the application asserts that “Because land uses have not been able to be updated to accommodate more development, there has been less development impact fees collected to pay for needed infrastructure throughout the city.” This statement is egregiously wrong on two levels:

First, homeowners didn’t instruct the Mayor to waive an estimated \$20 million in DIFs on Complete Communities, Bonus ADUs, and other projects. That was his decision alone.

Second, it misunderstands the correlation between DIFs and development. DIFs aren't general funds. The state-defined legal purpose of DIFs is to pay for the infrastructure needed to support the specific development, not to pay for other projects "throughout the city." If a development is not built, then clearly there are no impacts to be mitigated and therefore, no DIFs are needed.

In conclusion, it is going to take the collective will and action of all San Diegans to develop policies that make our City more affordable and inclusive. The staff report for the Small-Scale Neighborhood Homes Initiative notes that the HUD grant includes: "An inclusive public engagement strategy to identify key groups, stakeholders, and communities, provide outreach and engagement opportunities, and organize workshops to solicit public input through the planning process." Given our extensive analysis of San Diego's land use policies, including how those policies impact San Diego homeowners, we feel that Neighbors For A Better San Diego should be included in that stakeholder group.

Respectfully,

Geoffrey Hueter
Neighbors For A Better San Diego
NeighborsForABetterSanDiego.org

Public comments for the meeting of (9/30 & 10/01). Use drop down buttons to search for specific Agenda Item #, and or for other comments not related to the (9/30 & 10/01 meetings) submitted between the dates of (9/25 - 10/01)

Submitted Time	Name	City	State	Zip Code	Meeting Date	Comment Type	Agenda Item #	Favor/Oppose	Comment	Declaration of Campaign Contribution to a Councilmember of more than \$250 within the past year (effective Jan 1, 2023)	Name(s) of Councilmember(s)	Link:	Link:2	Link:3	Link:4	Link:5
10/1/2024 9:04	Geoffrey Hueter	San Diego	CA	92115	10/1/2024	Comment	City Council	506 Favor	We recommend improvements to the proposal per the attached letter.	No		https://www.sandiego.gov/system/files/system/files/webform/webform_30/55908/hueter-comments-on-proposal.pdf	https://www.sandiego.gov/system/files/system/files/webform/webform_30/55908/hueter-comments-on-proposal.pdf			

Oppose 0
Favor 4



ATTACHMENT B - CERTIFICATION OF COMPLIANCE WITH
NOFO PUBLIC PARTICIPATION



Pathways to Removing Obstacles to Housing Grant - Round 2 Public Hearing

Dear {First Name},

The City of San Diego is pleased to announce it will be applying for Round 2 of the U.S. Department of Housing and Urban Development's [Pathways to Removing Obstacles to Housing](#) (PRO Housing) Grant. The PRO Housing grant provides funding to local, regional and state governments and planning organizations for the identification and removal of barriers to affordable housing production and preservation.

PRO Housing Round 2 will provide a maximum award amount of \$7 million to eligible applicants who can demonstrate progress and commitment to overcoming local barriers to affordable housing. The City of San Diego will be applying for the maximum award amount of \$7 million to fund the [Small-scale Neighborhood Homes Initiative](#) and financial assistance for [Development Impact Fees](#) (DIFs).

Public input on the grant application is an important part of this process. City staff will present the PRO Housing grant application before the City Council on **Oct. 1, 2024**. We invite you to attend this public hearing and provide comment on the PRO Housing Grant application grant. You may access the City Council agenda by clicking below.

Additionally, you may review and provide comment on the grant application by visiting the [PRO Housing website](#).

[Access The Council Agenda Here](#)

City Planning Department | 202 C. St., San Diego, CA 92101 | sandiego.gov/planning



City of San Diego | 202 C St. | San Diego, CA 92101 US

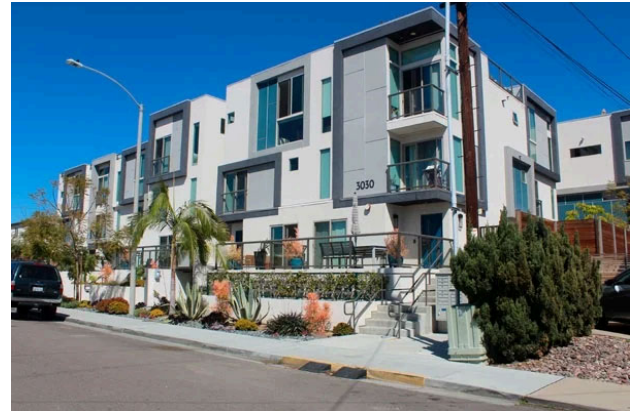
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City Planning Department

Pathways to Removing Obstacles to Housing (PRO Housing) Grant – Round 2



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번역 및 통역 서비스 (</planning/translation-services>)

In 2023, the U.S. Department of Housing and Urban Development introduced the Pathway to Removing Obstacles to Housing (PRO Housing) grant. This grant provides funding to local, regional and state governments and planning organizations to identify and remove barriers to affordable housing development and preservation. Grant funds

are made available through a competitive grant application process. Applicants who can demonstrate progress and commitment to overcoming local barriers to affordable housing, especially by enacting improved laws and regulations, will be prioritized among the pool of applicants.

Small-scale Neighborhood Homes Initiative and Development Impact Fee Assistance for Affordable Housing

The City of San Diego will be applying for the Housing and Urban Development's Pro Housing Round 2 grant for the maximum award amount of \$7 million. If awarded this grant, the City of San Diego would utilize \$1,000,000 of the grant funds for Small-scale Neighborhood Homes and \$6,000,000 of the grant funds to provide financial assistance for Development Impact Fees.

Small-scale Neighborhood Homes Initiative - Small-scale neighborhood homes are townhomes, rowhomes and small-scale multiple-home buildings that are built to the same scale as surrounding traditional single homes that can provide home options for first-time homebuyers, families with children and middle-income households. These types of homes are often missing due to regulatory barriers such as zoning that limit the available land where these types of homes can be built.

The PRO Housing Round 2 grant would fund the second phase of the Small-scale Neighborhood Homes initiative which includes the following:

- A study to identify the feasibility of developing Small-scale Neighborhood Homes.
- An Analysis to identify opportunities to promote home ownership and provide alternative approaches to home development such as co-ops, land trusts, and social housing.
- An inclusive public engagement strategy to identify key groups, stakeholders, and communities, provide outreach and engagement opportunities, and organize workshops to solicit public input through the planning process.
- Development regulations to allow for the development of Small-scale Neighborhood Homes at varying densities through new or amended zones within the City's Sustainable Development Areas.

For more information about the Small-Scale Neighborhood Homes initiative, please visit the [Small-scale Neighborhood Homes initiative webpage \(/planning/work/small-scale-neighborhood-homes\)](/planning/work/small-scale-neighborhood-homes).

DIF Credit for Affordable Homes Program - Development in the City, including affordable housing, is subject to the payment of DIF. Once collected, DIF funds are used to help fund public infrastructure, such as parks, libraries, and road improvements. The PRO Housing Round 2 grant application would provide funding to offer payment of DIF in the form of fee relief for qualifying affordable home developments, including 100 percent affordable homes located within the Sustainable Development Areas and High

and Highest Resource areas as identified by the California Tax Credit Allocation Committee. High and Highest Resource areas generally have access to higher paying jobs, better performing schools, and fewer environmental issues like poor air quality. The funding of the DIF Credit for Affordable Homes Program will help to incentivize the construction of affordable housing in High and Highest Resource areas by covering the costs of the public improvement fees associated with the affordable homes to further the City's fair housing goals.

Review and Comment

Public review of the application is an important element of the grant application. You may access a draft of the grant application below, and may provide comment on the application by emailing homesforallofus@sandiego.gov (<mailto:homesforallofus@sandiego.gov>).

[PRO Housing Round 2 Grant Application](#) **PDF**

The PRO Housing Round 2 grant application was presented to City Council for authorization to apply for and accept grant funds on Oct. 1, 2024. The City Council provided feedback on the application and voted to approve applying for and accepting the grant funds. You may access the City Council agenda and minutes [here](https://sandiego.hylandcloud.com/211agendaonlinecouncil/Meetings/ViewMeeting?id=6203&doctype=1&site=council) (<https://sandiego.hylandcloud.com/211agendaonlinecouncil/Meetings/ViewMeeting?id=6203&doctype=1&site=council>).

Strategic Plan Priority Areas of Focus

This initiative focuses on the following priority areas of the [Strategic Plan](https://performance.sandiego.gov/) (<https://performance.sandiego.gov/>):



Create Homes for All of Us

Focuses opportunities for housing in all residential areas.

Provides opportunities for home ownership.

Provides opportunities for Missing Middle Homes that are not being built in the City



Champion Sustainability

Provides opportunities for homes in existing communities with access to transit and improves walking, rolling, biking and transit connections.

[See More Initiatives \(/planning/work/working-on\)](/planning/work/working-on)



City Council Agendas, Results, and Minutes

City Council Agendas, Results, and Minutes

Agenda

Summary

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TUESDAY, OCTOBER 01, 2024, AT 10:00 AM and 2:00 PM

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As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or <mailto:cityclerk@sandiego.gov> (<mailto:cityclerk@sandiego.gov>). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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Cần dịch vụ thông dịch để phát biểu ý kiến trước công chúng, xin hãy liên hệ với City Clerk (Thư Ký Thành Phố) theo số (619) 533-4000 hoặc email đến cityclerk@sandiego.gov. Thành phố cam kết sẽ giải quyết các yêu cầu thông dịch một cách nhanh chóng để gia tăng sự tham dự của công chúng. Để biết thêm thông tin về cách tham gia và đưa ra ý kiến về một mục tại các cuộc họp của Hội đồng, xin vui lòng nhấp vào liên kết dưới đây. (https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_vietnamese.pdf)

يمكن تقديم طلبات خدمات الترجمة لتقديم تعليقات عامة عن طريق الاتصال بكتاب المدينة على (619) 533-4000 أو [mailto: cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) لتلزم المدينة بمعالجة طلبات الترجمة اللغوية بسرعة من أجل زيادة المشاركة العامة. لمزيد من المعلومات حول كيفية المشاركة والتعليق على أي موضوع في اجتماعات المجلس، يرجى الضغط على الرابط التالي (https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_arabic.pdf)

パブリックコメントを要求するための翻訳サービス依頼は、市の書記（電話：619-533-4000またはメール：<mailto:cityclerk@sandiego.gov>）に連絡することによって行うことができます。市は、市民の参加を最大化するために、言語翻訳の依頼に対応することに取り組んでいます。審議会の参加方法や議案への意見提供方法についての詳細は、以下のリンクをクリックしてください。 (https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_japanese.pdf)

샌디에고 시에 의견을 보내시기 위해 번역 서비스가 필요하시면 시 서기 사무실 (619) 533-4000 또는 <mailto:cityclerk@sandiego.gov>로 연락주시기 바랍니다. 시는 대중의 참여를 극대화하기 위해 언어 번역 요청을 신속하게 처리하려고 최선을 다하고 있습니다. 시의회 회의에 참여하는 것과 안건 항목에 대해 의견을 제의하는 것에 관한 자세한 정보를 원하시면 다음의 링크를 클릭하십시오. (https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_korean.pdf)

為了鼓勵更多市民參與 '公眾意見'，市政府設定了快捷的中文翻譯服務。如你有任何關於 '公開意見' 想發表，請致電：(619) 533-4000，或電郵 cityclerk@sandiego.gov 我們會為你翻譯。有关如何参加市议会会议并就项目发表意见的更多信息，请点击以下链接。

(https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_simplified_chinese.pdf)

“ການຮ້ອງຂໍບໍລິການນາຍແບພາສາເພື່ອສະເໜີຄໍາຄິດເຫັນຕໍ່ສາທາລະນະອາດສາມາດເຮັດໄດ້ໂດຍການຕິດຕໍ່ຫາ **City Clerk** ທີ່ (619) 533-4000 ຫຼືສົ່ງອີເມວຫາ: cityclerk@sandiego.gov. **City** ມີຄວາມມຸ່ງມັ້ນທີ່ຈະແກ້ໄຂຄໍາຮ້ອງຂໍໃຫ້ແບພາສາ ຢ່າງໄວເພື່ອໃຫ້ປະຊາຊົນມີສ່ວນຮ່ວມສູງສຸດ.” ສໍາລັບຂໍ້ມູນເພີ່ມເຕີມກ່ຽວກັບວິທີການເຂົ້າຮ່ວມ ແລະ ສະແດງຄໍາຄິດເຫັນ ກ່ຽວກັບລາຍການການປະຊຸມສະພາ ກະຊວງກົດລົງຄັ້ງໂປນີ້ (https://www.sandiego.gov/sites/default/files/2023-12/covid-public_comment_language_laotian.pdf)

NOTICE: THE CITY COUNCIL MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY STAFF DO NOT LIMIT ACTIONS THAT THE CITY COUNCIL MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS OF STAFF AS DETERMINATIVE OF THE ACTION THE CITY COUNCIL MAY TAKE ON A PARTICULAR MATTER.

TUESDAY, OCTOBER 01, 2024 AT 10:00 AM

ROLL CALL

LAND ACKNOWLEDGEMENT

PLEDGE OF ALLEGIANCE

REQUEST FOR CONTINUANCE BY A COUNCILMEMBER FOR ITEMS SCHEDULED DURING THE MORNING MEETING

CONSENT ITEMS

The Consent items listed are considered to be routine, and the environmental documents have been considered.

ADOPTION AGENDA

CONSENT, ORDINANCES TO BE INTRODUCED:

Item 50: Pure Water Program – Amendment No. 3 to the Agreement with CH2M Hill Engineers, Inc. for Design Engineering Services for the North City Water Reclamation Plant Expansion and Influent Conveyance Project (H166722).

Total Estimated Cost of Proposed Action and Funding Source:

See Staff Report for fiscal considerations.

Council District(s) Affected: 1.

Proposed Actions:

(O-2025-33)

Introduction of an Ordinance approving a Third Amendment to the Agreement with CH2M Hill Engineers, Inc. for Design Services for the North City Water Reclamation Plant Expansion and Influent Conveyance Project (H166722).

6 votes required pursuant to Charter Section 99.

Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Committee Member Elo-Rivera, second by Chair LaCava, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Engineering & Capital Projects: Akram Bassyouni, (619) 533-3616
City Attorney Contact: Elizabeth Cason

Item 51: Extension of the Contractual Obligations of K-20-1833-DBB-3-A, Otay 1st and 2nd Pipelines West of Highland Avenue, and Additional Total Project Budget Request.

Total Estimated Cost of Proposed Action and Funding Source:

The total project budget of \$32,290,500 was previously approved per the Fiscal Year adopted CIP budget. This action is requesting to authorize a fund transfer in the amount of \$1,550,000.00, increasing the total project budget to \$33,840,500.

Council District(s) Affected: 3, 9.

Proposed Actions:

(O-2025-37)

Introduction of an Ordinance authorizing the obligations of construction contract K-20-1833-DBB-3-A for WBS no. S-12016, Otay 1st and 2nd Pipelines – West Of Highland Avenue, with El Cajon Grading And Engineering Co. Inc. to extend beyond five years for an additional one year, not-to-exceed a total of six years.

6 votes required pursuant to Charter Section 99.Committee Actions Taken:

This item was heard at the Active Transportation and Infrastructure Committee meeting on September 11, 2024.

ACTION: Motion by Vice Chair LaCava, second by Committee Member von Wilpert, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Whitburn-yea, LaCava-yea, Foster III-yea, von Wilpert-yea.

Engineering & Capital Projects: Shadi Sami, (619) 236-7306

City Attorney Contact: Adam Wander

Item 52: Authority to Approve Construction Change in Excess of \$2M on North City Pure Water Facility and North City Pure Water Pump Station (K-21-1810-DBB-3-A) and Extend the Construction Contract Beyond 5 Years.

Total Estimated Cost of Proposed Action and Funding Source:

Action will authorize increase in pooled contingency appropriations for an amount of \$11,360,000 for Construction Change Order 19 and extend contract beyond 5 years.

Council District(s) Affected: 6.

Proposed Actions:

(O-2025-34)

Introduction of an Ordinance Approving Construction Change Order No. 19 to the Construction Contract with Shimmick Construction Company, Inc. for the North City Pure Water Facility and Pump Station in an Amount Not-to-exceed \$11,360,000 and Authorizing the Contract Obligations to Extend Beyond Five Years.

6 votes required pursuant to Charter Section 99.Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Vice Chair von Wilpert, second by Committee Member Elo-Rivera, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Engineering & Capital Projects: Elif Cetin, (619) 533-3794

City Attorney Contact: Elizabeth Cason

Item 53: First Amendments to the As-Needed Professional Environmental Support Services Agreements with Dudek (H186995) and ICF Jones and Stokes, Inc. (H186996).

Total Estimated Cost of Proposed Action and Funding Source:

No-Cost Extension.

Council District(s) Affected: Citywide.

Proposed Actions:

Subitem-A: (O-2025-18)

Introduction of an Ordinance authorizing the Mayor, or designee, to execute the First Amendment to the As-Needed Professional Environmental Planning Support Services Agreement with Dudek, Inc. (H186995), extending the Agreement from 60 months to 96 months to complete Outstanding Tasks for CIP projects.

Subitem-A: 6 votes required pursuant to Charter Section 99

Subitem-B: (O-2025-19)

Introduction of an Ordinance authorizing the Mayor, or designee, to execute the First Amendment to the As-Needed Professional Environmental Planning Support Services Agreement with ICF Jones and Stokes, Inc. (H186996), extending the Agreement from 60 months to 96 months to complete Outstanding Tasks for CIP projects.

Subitem-B: 6 votes required pursuant to Charter Section 99Committee Actions Taken:

This item was heard at the Active Transportation and Infrastructure Committee meeting on September 11, 2024.

ACTION: Motion by Vice Chair LaCava, second by Committee Member von Wilpert, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Whitburn-yea, LaCava-yea, Foster III-yea, von Wilpert-yea.

Engineering & Capital Projects: Carrie Purcell, (619) 533-5124

City Attorney Contact: Ray Palmucci

Item 54: North City Water Reclamation Plant Expansion (K-21-1861-DBB-3) Authority to Approve Construction Change Order in the Amount of \$16 M and Extend the Construction Contract Beyond 5 Years.

Total Estimated Cost of Proposed Action and Funding Source:

Action will authorize Construction Change in an amount not-to-exceed \$16,000,000.00, of which \$14,292,800 is available in Pure Water Program (\$8,561,600 PWP North City Water Rec Plant Expansion; \$3,817,600 from PWP NC Wtr Rec Plant Expansion (W); \$1,913,600 from NCPWF Influent Pump Station and Pipeline), \$8,561,600 from Metro Sewer CIP, and \$5,731,200 from Water Utility CIP; and \$1,707,200 in NCWRP Improvements to 30 mgd, \$1,536,000 from Metro Sewer CIP, and \$171,200 from Water Utility CIP.

Council District(s) Affected: 6.

Proposed Actions:

(O-2025-35)

Introduction of an Ordinance Approving Change Order No. 12 to the Construction Contract with Kiewit Infrastructure West Co. for the North City Water Reclamation Plant Expansion in an Amount Not-to-exceed \$16,000,000 and Authorizing the Contract Obligations to Extend Beyond Five Years.

6 votes required pursuant to Charter Section 99.Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Vice Chair von Wilpert, second by Committee Member Elo-Rivera, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Engineering & Capital Projects: Elif Cetin, (619) 533-3794

City Attorney Contact: Elizabeth Cason

Item 55: This item has been removed from the agenda. (Rev. 9/27/24)

ADOPTION AGENDACONSENT, ORDINANCES TO BE ADOPTED:

Item 56: Ordinance Amending Chapter 3, Article 10, Division 1 of the Municipal Code Regarding the City's Traffic Control Worker Prevailing Wage Rate Ordinance.

Total Estimated Cost of Proposed Action and Funding Source:

There are no costs associated with this action.

Council District(s) Affected: Citywide.

Proposed Actions:

Adopt the following Ordinance which was introduced on 9/17/2024, Item 50, (Council voted 7-0, Councilmember LaCava-not present, Councilmember Campbell-not present):

(O-2024-130)

Ordinance amending Chapter 3, Article 10, Division 1, of the San Diego Municipal Code, by retitling Article 10 and Division 1; renumbering and amending old section 310.0102 to new section 310.0101 and old section 310.0101 to new section 310.0102; amending sections 310.0103 and 310.0104; retitling and amending section 310.0105; adding a new section 310.0106; retitling and amending section 310.0107; renumbering old section 310.0106 to new section 310.0108; adding a new section 310.0109; and renumbering and amending old section 310.0108 to new section 310.0110, relating to the City of San Diego Traffic Control Worker Minimum Wage Ordinance.

Committee Actions Taken:

This item was heard at the Economic Development & Intergovernmental Relations Committee meeting on June 12, 2024.

ACTION: Motion by Chair Campillo, second by Committee Member Foster III, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Campillo-yea, Lee-yea, Campbell-yea, Foster III-yea.

Compliance Department: Erin Lea-Endrelunas, (619) 541-1946
City Attorney Contact: Joan F. Dawson

ADOPTION AGENDACONSENT, RESOLUTIONS TO BE ADOPTED:

Item 100: Adopting an Amended Conflict of Interest Code for the Office of the Mayor.

Total Estimated Cost of Proposed Action and Funding Source: N/A

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-84)

Resolution adopting an amended Conflict of Interest Code for the Office of the Mayor.

This item is not subject to the Mayor's veto.

Committee Actions Taken: N/A

Office of the Mayor: Paola Avila, (619) 236-6330

City Attorney Contact: Hilda R. Mendoza

Item 101: Adopting an Amended Conflict of Interest Code for the Office of the City Clerk.

Total Estimated Cost of Proposed Action and Funding Source:

No expenditures are expected from this action.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-134)

Resolution adopting an amended Conflict of Interest Code for the Office of the City Clerk.

This item is not subject to the Mayor's veto.

Committee Actions Taken: N/A

Office of the City Clerk: Diana Fuentes, (619) 533-4080

City Attorney Contact: Hilda R. Mendoza

Item 102: Approval of the Cooperative Procurement Contract Between the City of San Diego and DLT Solutions, LLC for Amazon Web Services Products and Services, and Associated Amazon Products and Services.

Total Estimated Cost of Proposed Action and Funding Source:

Total cumulative not-to-exceed amount over the full term of the agreement (including all option years) is \$10,000,000 to be paid from both General and Enterprise funds.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-88)

Resolution authorizing the Mayor, or his designee, to enter into a Cooperative Procurement Contract with DLT Solutions, LLC for Amazon Web Services Products and Services, and Associated Amazon Products and Services in an amount not-to-exceed \$10,000,000 for both the initial term through April 30, 2026, and two optional one-year extensions.

Committee Actions Taken:

This item was heard at the Budget and Government Efficiency Committee meeting on September 11, 2024.

ACTION: Motion by Council President Pro Tem LaCava, second by Committee Member Foster III, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Lee-yea, LaCava-yea, Foster III-yea, Moreno-yea.

*Department of Information Technology: Jonathan Behnke, (619) 533-3637
City Attorney Contact: Steven Lastomirsky*

Item 103: Ratification of the Emergency Contract with Republic Services for the January 2024 Storm Emergency Debris Assistance Program Services.

Total Estimated Cost of Proposed Action and Funding Source:

The total not-to-exceed amount is \$5,000,0000 through June 30, 2025 or until services have been completed.

Council District(s) Affected: 4, 8, 9.

Proposed Actions:

Subitem-A: (R-2025-105)

Resolution determining that ratification of the emergency contract with Republic Services for the January 2024 storm emergency Debris Assistance Program services is statutorily exempt from the California Environmental Quality Act under Title 14 California Code of Regulations section 15269.

Subitem-B: (R-2025-104)

Resolution ratifying an emergency contract with Republic Services for the January 2024 storm emergency Debris Assistance Program services.

Subitem-B: 6 votes required pursuant to SDMC Section 22.3208(b)(2).

Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Committee Member Elo-Rivera, second by Committee Member von Wilpert, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Environmental Services: Andrea Deleon, (858) 573-1243

City Attorney Contact: William Smith

Item 104: Approval of Increased Expenditure Authority for the As-Needed SAP Consulting Services Contracts.

Total Estimated Cost of Proposed Action and Funding Source:

This request is to increase the cumulative not-to-exceed (NTE) amount from \$21,000,000 to \$24,132,779 for Contracts between the City of San Diego and the 21 As-Needed SAP Consulting Services Vendors.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-86)

Resolution authorizing an increase to the cumulative not-to-exceed amount from \$21,000,000 to \$24,132,779 for the contracts between the City of San Diego and AmickBrown LLC, Atos IT Solutions and Services, Inc., CGI Technologies and Solutions, Inc., Charter Global Inc., Deloitte Consulting, LLP, Ejangar, Inc., EPI-USE America, Inc., Genius Business Solutions, Inc., IBM Corporation, Kastech Solutions LLC, Labyrinth Solutions, Inc., McKinsol Consulting, Inc., NTT Data, Inc., Phoenix Business Inc., Sierra Digital, Inc., SmartSoft Technologies, Inc., Soft HQ, Inc., Tachyon Technologies, LLC, The Peloton Group, LLC, UST Global and V3IT Consulting, Inc. to provide as-needed SAP consulting services to support the Department of Information Technology's ERP Division.

Committee Actions Taken:

This item was heard at the Budget and Government Efficiency Committee meeting on September 11, 2024.

ACTION: Motion by Council President Pro Tem LaCava, second by Committee Member Foster III, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Lee-yea, LaCava-yea, Foster III-yea, Moreno-yea.

*Department of Information Technology: Arlo Magpantay, (619) 235-5207
City Attorney Contact: Steven Lastomirsky*

Item 105: Execute and Award a 5-Year Contract for As-Needed Sidewalk Slicing Services with Trip Stop Sidewalk Repair, Inc. in an Amount not-to-exceed \$7,500,000.

Total Estimated Cost of Proposed Action and Funding Source:

This action will authorize the award of the construction contract in the amount not-to-exceed \$7,500,000, from Fund 100000, General Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R 2025-125)

Resolution authorizing the Mayor, or his designee, to enter into an Agreement with Trip Stop Sidewalk Repair Inc., in an amount not-to-exceed \$7,500,000 to provide as-needed sidewalk slicing services.

Committee Actions Taken:

This item was heard at the Active Transportation and Infrastructure Committee meeting on September 11, 2024.

ACTION: Motion by Vice Chair LaCava, second by Committee Member Foster III, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Whitburn-yea, LaCava-yea, Foster III-yea, von Wilpert-yea.

Transportation Department: Margaret McCormick, (619) 527-8031

City Attorney Contact: Dominic Guglielmo

Item 106: Second Amendment to the Grant Agreement with the County of San Diego for Lead Hazard Investigations and Elimination Services.

Total Estimated Cost of Proposed Action and Funding Source:

This action is for acceptance of grant funding through reimbursements, that will provide an additional \$1,121,063 from January 1, 2025 through June 30, 2029 for a total grant amount not-to-exceed \$2,008,010 for the enforcement of the Environmental Service's Lead Program. There are no matching fund requirements for this grant. Please see Staff Report for additional information.

Council District(s) Affected: Citywide.

Proposed Actions:

Subitem-A: (R-2025-103)

Resolution determining that the authorization of the second amendment to the sub-grantee agreement with the County of San Diego for grant funding for lead enforcement activities is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301 and 15321.

Subitem-B: (R-2025-102)

Resolution authorizing a second amendment to the sub-grantee agreement with the County of San Diego for grant funding for lead enforcement activities.

Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Vice Chair von Wilpert, second by Committee Member Elo-Rivera, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Environmental Services: Jessica Weislogel, (858) 573-1277

City Attorney Contact: William Smith

Item 107: As-Needed Consultant Services Agreement with SCS Engineers, Inc. for Compliance with Applicable Greenhouse Gas Regulations at City of San Diego Landfills.

Total Estimated Cost of Proposed Action and Funding Source:

This item is to execute an Agreement with SCS Engineers for five years in an amount not-to-exceed \$1,500,000.00 from the Refuse Disposal Fund.

Council District(s) Affected: 2, 3, 4, 6, 7.

Proposed Actions:

Subitem-A: (R-2025-101)

Resolution determining that the approval of the as-needed consultant agreement with SCS Engineers, Inc. to provide services for compliance with applicable greenhouse gas regulations at City of San Diego landfills is categorically exempt from the California Environmental Quality Act under Title 14 California Code of Regulations section 15306.

Subitem-B: (R-2025-100)

Resolution authorizing an as-needed consultant agreement with SCS Engineers, Inc. to provide services for compliance with applicable greenhouse gas regulations at City of San Diego landfills; and related funding actions.

Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Vice Chair von Wilpert, second by Committee Member Elo-Rivera, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

*Environmental Services: James Hay, Deputy Director, (858) 627-3321
City Attorney Contact: William Smith*

Item 108: Amendment to Agreement (H2326128) with NV5, Inc., for As-Needed Plan Check and Inspection Services in the Development Services Department.

Total Estimated Cost of Proposed Action and Funding Source:

This action, to approve a first amendment, will extend the agreement through March 2, 2026, and increase the not-to-exceed (NTE) amount by \$1,000,000 (total NTE of \$3,500,000). The estimated expenditure for Fiscal Year 2025 is \$500,000. Funding is available in the Development Services Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-116)

Resolution amending an agreement (H2326128) with NV5, Inc., for as-needed plan check and inspection services for the Development Services Department to provide additional professional services for an additional \$1,000,000 and extending the agreement for an additional year with a new total compensation not-to-exceed amount of \$3,500,000.

Committee Actions Taken:

This item was heard at the Budget and Government Efficiency Committee meeting on September 11, 2024.

ACTION: Motion by Chair Lee, second by Council President Pro Tem LaCava, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Lee-yea, LaCava-yea, Foster III-yea, Moreno-yea.

Development Services: Gary Geiler, (619) 446-5366

City Attorney Contact: Noah Brazier

Item 109: Amendment to Agreement (H2326129) with Interwest Consulting Group for As-Needed Plan Check and Inspection Services in the Development Services Department.

Total Estimated Cost of Proposed Action and Funding Source:

This action, to approve a first amendment, will extend the agreement through March 2, 2026, and increase the not-to-exceed (NTE) amount by \$1,000,000 (total NTE of \$3,500,000). The estimated expenditure for Fiscal Year 2025 is \$500,000. Funding is available in the Development Services Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-117)

Resolution authorizing an amendment to an agreement (H2326129) with Interwest Consulting Group for as-needed plan check and inspection services for the Development Services Department to provide additional professional services for an amount not-to-exceed \$1,000,000 and for a one year extension with a new total compensation for services provided under the agreement not-to-exceed \$3,500,000.

Committee Actions Taken:

This item was heard at the Budget and Government Efficiency Committee meeting on September 11, 2024.

ACTION: Motion by Chair Lee, second by Council President Pro Tem LaCava, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Lee-yea, LaCava-yea, Foster III-yea, Moreno-yea.

Development Services: Gary Geiler, (619) 446-5366

City Attorney Contact: Noah Brazier

Item 110: Award Agreement H2426367 with Richard Brady & Assoc. for the Purpose of Providing Construction Management Professional Services for the Alvarado 2nd Extension Pipeline Project.

Total Estimated Cost of Proposed Action and Funding Source:

Authorization will award a phase-funded Agreement with Richard Brady & Associates, Inc. for construction management professional services for the Alvarado 2nd Extension Pipeline project in an amount not-to-exceed \$11,000,000.00 of which \$1,383,964.00 is for the first phase in Fiscal Year 2025.

Council District(s) Affected: 2, 3, 7, 9.

Proposed Actions:

(R-2025-107)

Resolution authorizing the award of a phase-funded consultant agreement in an amount not-to-exceed \$11,000,000 with Richard Brady & Associates, Inc. for construction management professional services for the Alvarado 2nd Extension Pipeline project and related actions.

Committee Actions Taken:

This item was heard at the Active Transportation and Infrastructure Committee meeting on September 11, 2024.

ACTION: Motion by Vice Chair LaCava, second by Committee Member von Wilpert, to recommend Council approval of staff's proposed actions.

VOTE: 4-0; Whitburn-yea, LaCava-yea, Foster III-yea, von Wilpert-yea.

Engineering & Capital Projects: Elif Cetin, (619) 533-3794

City Attorney Contact: Adam Wander

Item 111: Pure Water Phase 1 CIP Budget – Increase Pooled Contingency.Total Estimated Cost of Proposed Action and Funding Source:

Authorization of this request will increase pooled contingency by \$102,640,000, for an amount not-to-exceed \$244,700,000 in total across all Pure Water Phase 1 construction contracts from Water Utility CIP Fund and Metro Sewer CIP Fund.

Council District(s) Affected: 1, 2, 3, 5, 6, 7.

Proposed Actions:

(R-2025-124)

Resolution authorizing the approval of the increase of the Fiscal Year 2025 Capital Improvements Program Budget by \$102,640,000 to fund the Pure Water Pooled Contingency for Phase 1 construction change orders.

Committee Actions Taken:

This item was heard at the Environment Committee meeting on September 12, 2024.

ACTION: Motion by Chair LaCava, second by Vice Chair von Wilpert, to recommend Council approval of staff's proposed actions.

VOTE: 3-0; LaCava-yea, von Wilpert-yea, Elo-Rivera-yea, Campbell-not present.

Public Utilities: Amy Dorman, (858) 614-5741

City Attorney Contact: Elizabeth Cason

Item 112: Settlement of Tiffany Vinson v. City of San Diego, San Diego Superior Court No. 37-2020-00008295-CU-OE-CTL, Claim No. 23686.

Total Estimated Cost of Proposed Action and Funding Source:

Settlement amount of \$60,000.00 will be paid from Public Liability Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-69)

Resolution authorizing the settlement of Tiffany Vinson v. City of San Diego, San Diego Superior Court Case No. 37-2020-00008295-CU-OE-CTL, related to allegations of whistleblower retaliation and disability discrimination from July 3, 2019, through September 16, 2019. Claim No. 23686.

Committee Actions Taken: N/A

Office of the City Attorney: David M. Florence, (619) 235-5232

Item 113: Settlement of Denice Simmons, Individually and as Personal Representative of the Estate of Marc Woolf v. City of San Diego, et al., San Diego Superior Court No. 37-2022-00016872-CU-PO-CTL, Claim No. 28331.

Total Estimated Cost of Proposed Action and Funding Source:

Settlement amount of \$7,000,000.00 will be paid from Public Liability Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-109)

Resolution authorizing the settlement of Denice Simmons, Individually and as Personal Representative of the Estate of Marc Woolf v. City of San Diego, et al., San Diego Superior Court No. 37-2022-00016872-CU-PO-CTL, related to a claim of personal injuries arising out of an alleged dangerous condition of public property. Risk Claim No. 28331.

Committee Actions Taken: N/A

Office of the City Attorney: Rayna A. Stephan, (619) 533-5818

Item 114: Reappointments to the Climate Advisory Board.

Total Estimated Cost of Proposed Action and Funding Source:

There are no City expenditures being authorized with this action.

Council District(s) Affected: 2, 3, 9.

Proposed Actions:

(R-2025-119)

Resolution confirming the Mayor's reappointments of Jason Anderson, JD Weidman, Kelly Mills, Amy Ly, Tanisha-Jean Martin, and Cristina Marquez to the Climate Advisory Board for terms ending August 1, 2026.

Committee Actions Taken: N/A

*Office of Boards and Commissions: Chida Warren-Darby, (619) 533-3940
City Attorney Contact: Kathy Steinman*

Item 115: Appointment to the Planning Commission.

Total Estimated Cost of Proposed Action and Funding Source:

There are no City expenditures being authorized with this action.

Council District(s) Affected: 7.

Proposed Actions:

(R-2025-121)

Resolution confirming the Mayor's appointment of Jeana Renger to the Planning Commission for a term ending January 28, 2028.

Committee Actions Taken: N/A

Office of Boards and Commissions: Chida Warren-Darby, (619) 533-3940
City Attorney Contact: Kathy Steinman

Item S505: Settlement of Bird Global, Inc., et al., United States Bankruptcy Court, Southern District of Florida, Miami Division, Case Nos. 23-20514-CLC through 23-20518-CLC. (Added 9/27/24)

Total Estimated Cost of Proposed Action and Funding Source:

Settlement amount of \$750,000.00 will be paid from Public Liability Fund.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-110 Cor. Copy 2) (Rev 9/27/24)

Resolution authorizing the City's contribution to the Tort Claim Trust in Bird Global, Inc. 's court-approved bankruptcy plan.

Committee Actions Taken: N/A

Office of the City Attorney: Shawn M. Robinson, (619) 236-7728
City Attorney Contact: Shawn M. Robinson

NON-AGENDA COMMUNICATIONS FROM MAYOR, COUNCIL, INDEPENDENT BUDGET ANALYST, CITY CLERK, CITY ATTORNEY

PROCLAMATIONS/CEREMONIAL ITEMS (NOT PRESENTED AT THE MEETING)

Item 30: Hispanic Heritage Month.

COUNCIL PRESIDENT ELO-RIVERA, COUNCILMEMBER FOSTER III, COUNCILMEMBER CAMPILLO, AND COUNCILMEMBER MORENO'S RECOMMENDATION:

Proclaiming September 15 to October 15, 2024, to be "Hispanic Heritage Month" in the City of San Diego.

Item 31: Carl Demas Day.COUNCILMEMBER CAMPILLO'S RECOMMENDATION:

Proclaiming October 6, 2024 to be “Carl Demas Day” in the City of San Diego.

Item S500: Cox Communications Digital Equity Day. (Added 9/25/24)COUNCILMEMBER FOSTER III'S RECOMMENDATION:

Proclaiming October 1, 2024, to be the “Cox Communications Digital Equity Day” in the City of San Diego.

SPECIAL ORDERS OF BUSINESS

None.

ITEMS PULLED FROM CONSENT BY COUNCILMEMBERS**INFORMATIONAL AND ADOPTION AGENDA ITEMS (10AM SESSION)**ADOPTION AGENDA10AM DISCUSSION, RESOLUTION TO BE ADOPTED:**Item S506: Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) Round 2 Grant. (Added 9/27/24)**

This item will be considered in the morning session which is scheduled to begin at 10:00 a.m.

Total Estimated Cost of Proposed Action and Funding Source:

This action will allow the City of San Diego to apply, accept, and expend grant funds in the amount of \$7 Million. Grant funds will be used for consultant costs related to Small-scale Neighborhood Homes Initiative and for DIF fee relief for affordable homes that further the City's fair housing goals. Matching funds are not required however, City staff time will be offered as an in-kind match for a total of \$150,000.

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-153)

Resolution authorizing application for and receipt and expenditure of United States Department of Housing and Urban Development Pathways to Removing Obstacles to Housing Grant funds in an amount not-to-exceed \$7 million for the Small-Scale Neighborhood Homes Initiative and Development Impact Fees Credit for Affordable Homes Program.

Committee Actions Taken: N/A

Planning: Angela Dang, (619) 236-6621
City Attorney Contact: Jeanne MacKinnon

NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Per Rule 2.7.2, Non-Agenda Public Comment is limited to two (2) minutes per speaker. Speakers may not allocate their time to other speakers. If there are eight (8) or more speakers on a single issue, the maximum time allotted for that issue will be sixteen (16) minutes. Additionally, non-agenda public comment during the 10am session may be limited to 30 minutes at the discretion of the Council President for meeting management purposes. If some Non-Agenda Public Comment is trailed, any remaining speakers will be given an opportunity to speak during the 2pm session after Council concludes the Information and Adoption agenda items for the day.

TUESDAY, OCTOBER 01, 2024 AT 2:00 PM

ROLL CALL**REQUEST FOR CONTINUANCE BY A COUNCILMEMBER FOR ITEMS TRAILED FROM MORNING OR ITEMS SCHEDULED FOR AFTERNOON SESSION****ADOPTION AGENDA, DISCUSSION ITEMS**ADOPTION AGENDADISCUSSION, RESOLUTIONS TO BE ADOPTED:

Item S501: A Resolution of the Council of the City of San Diego Requesting a National Emergency from the Federal Government and for the Federal Government to Fully Fund the United States Environmental Protection Agency's Comprehensive Infrastructure Solution for the Tijuana River. (Added 9/25/24)

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source: N/A

Council District(s) Affected: Citywide.

Proposed Actions:

(R-2025-123)

Resolution Requesting a National Emergency from the Federal Government and for the Federal Government to Fully Fund the United States Environmental Protection Agency's Comprehensive Infrastructure Solution for the Tijuana River.

Committee Actions Taken: N/A

Council District 8: Robert Broomfield, (619) 236-6688

City Attorney Contact: Noah Brazier

Item S502: Second Amendment to the Agreement with Dreams for Change for the Safe Sleeping Program at 20th & B. (Added 9/25/24)

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source:

This second amendment will increase the budget by \$338,585.30, in an amount not-to-exceed \$1,900,450.73 during any option period during the term of the agreement. \$1,602,043 in funding in FY25 will be made available within the approved budget for Safe Sleeping, and \$298,407 funded through savings as identified by City Council through the adoption of the Fiscal Year 2025 Budget (R-315627).

Council District(s) Affected: 3.

Proposed Actions:

Subitem-A: (R-2025-147)

Resolution determining that approval of the Second Amendment to the Agreement with Dreams for Change for the Safe Sleeping Program at 20th & B Operations Yard is categorically exempt from the California Environmental Quality Act under Title 14 California Code of Regulations section 15301.

Subitem-B: (R-2025-148)

Resolution approving the Second Amendment to the Agreement with Dreams for Change for the Safe Sleeping Program at 20th & B Operations Yard.

Committee Actions Taken: N/A

Homelessness Strategies: Sarah Jarman, (619) 385-6963

City Attorney Contact: Jose A Garcia

Item S503: First Amendment to the Agreement with Downtown San Diego Partnership Foundation for Safe Sleeping Program Operations at O Lot. (Added 9/25/24)

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source:

Increase the not-to-exceed amount of the Downtown San Diego Partnership Foundation contract by \$8,071,192.60, from \$1,260,782.00 to \$9,331,974.60 to cover funding for all option periods. Approximately \$829,203.31 to fund the expanded capacity will be funded through FY25 anticipated savings realized from the inclement weather shelter at the Old Central Library and other shelter program ancillary costs

Council District(s) Affected: 3.

Proposed Actions:

Subitem-A: (R-2025-144)

Resolution determining that the approval of the First Amendment to the Agreement with Downtown San Diego Partnership Foundation for Safe Sleeping Program Operations at O Lot is categorically exempt from the California Environmental Quality Act pursuant to section 15301.

Subitem-B: (R-2025-143)

Resolution authorizing the Mayor, or designee, to execute the First Amendment to the Agreement with Downtown San Diego Partnership Foundation for Safe Sleeping Program Operations at O Lot in an amount not-to-exceed \$9,331,974.60 contingent on annual appropriations, of which Fiscal Year 2025 expenditures are not-to-exceed \$2,121,693.31, modify the initial Agreement term to expire June 30, 2025 with three one-year options to extend the Agreement, and clarify O Lot's location.

Committee Actions Taken: N/A

Homelessness Strategies: Sarah Jarman, (619) 385-6963

City Attorney Contact: Justin Bargar

Item S504: Second Amendment to the Agreement with Dreams for Change for Safe Sleeping Program Operations at O Lot. (Added 9/25/24)

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source:

This item will increase the contract not-to-exceed amount by \$10,130,610.30, from \$2,928,106.36 to \$13,058,716.49 for the term of the agreement including all option years, pending annual appropriation by council. Funding in FY25 will be made available within the approved budget for Safe Sleeping.

Council District(s) Affected: 3.

Proposed Actions:

Subitem-A: (R-2025-146)

Resolution determining that the approval of the Second Amendment to the Agreement with Dreams for Change for Safe Sleeping Program Operations at O Lot is categorically exempt from the California Environmental Quality Act pursuant to section 15301.

Subitem-B: (R-2025-145)

Resolution authorizing the Mayor, or designee, to execute the Second Amendment to the Agreement with Dreams for Change for Safe Sleeping Program Operations at O Lot in an amount not-to-exceed \$13,058,716.49 contingent on annual appropriations, of which Fiscal Year 2025 expenditures are not-to-exceed \$2,928,106.19, and modify the initial Agreement term to expire June 30, 2025, with three one-year options to extend the Agreement.

Committee Actions Taken: N/A*Homelessness Strategies: Sarah Jarman, (619) 385-6963**City Attorney Contact: Justin Bargar***Item S507: Short-Term Action Plan on Homelessness (Added 9/27/24)**

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source: N/ACouncil District(s) Affected: Citywide.Proposed Actions:

(R-2025-152)

Resolution confirming support and implementation of the Short-Term Action Plan to replace 614 shelter beds at Golden Hall and the Paul Mirabile Center.

Committee Actions Taken: N/A*Council District 9: Maya Rosas, (619) 236-6699**City Attorney Contact: Heather Ferbert*

ADOPTION AGENDA

DISCUSSION, NOTICED HEARINGS:

Item 330: Palm & Hollister Apartments, Project No. PRJ-0698277.

This item will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

Total Estimated Cost of Proposed Action and Funding Source:

All costs associated with this action are paid from a deposit account maintained by the applicant.

Council District(s) Affected: 8.

Proposed Actions:

Community Plan Amendment, Rezone, Site Development Permit, Neighborhood Development Permit, Multi-Habitat Planning Area Boundary Line Adjustment, and a Vesting Tentative Map to demolish a vacant residential structure and out-buildings to construct a total of 198 multiple dwelling units, including eight affordable residential units, in 13 buildings. The project site is proposed to be rezoned from AR1-2, RM-1-1, and RS-1-7 to RM-2-6 and the project would amend the Otay Mesa-Nestor Community Plan to redesignate the community plan land use from Open Space, Mixed-Use, and Residential Low Density (5-10 du/ac) to Residential Medium-High Density (20 – 35 du/ac) and remove View and Access Points A and B from Appendix C. The 5.92-acre site is located at 555 Hollister Street (APN 319-020-04) within the Otay Mesa-Nestor Community Plan area. An Environmental Impact Report with findings and statement of overriding considerations and a Mitigation, Monitoring, and Reporting Program has been prepared for the project.

Subitem-A: (R-2025-96)

Resolution certifying Environmental Impact Report No. PRJ-0698277/ SCH NO. 2022060468, adopting Findings and Statement of Overriding Considerations, and adopting a Mitigation, Monitoring, and Reporting Program.

Subitem-A: This item is not subject to the Mayor's veto.

Subitem-B: (R-2025-97)

Resolution approving Site Development Permit No. PMT-2587528, Neighborhood Development Permit No. PMT-3288228, and a Multi-Habitat Planning Area boundary line adjustment.

Subitem-B: This item is not subject to the Mayor's veto.

Subitem-C: (R-2025-98)

Resolution adopting amendments to the Otay Mesa-Nestor Community Plan to redesignate the 5.92 acre site located at 555 Hollister Street from Open Space, Mixed Use, and Residential Low Density to Residential Medium-High Density.

Subitem-C: This item is not subject to the Mayor's veto.

Subitem-D: (R-2025-99)

Resolution approving Vesting Tentative Map No. PMT-2587526.

Subitem-D: This item is not subject to the Mayor's veto.

Subitem-E: (O-2025-30)

Introduction of an Ordinance rezoning 5.92 acres located within the Otay Mesa-Nestor Community Plan area from Residential Multiple (RM-1-1), Residential Single (RS-1-7), and Agricultural Residential (AR-1-2) zones to the Residential Multiple (RM-2-6) Zone.

Subitem-E: This item is not subject to the Mayor's veto.

Committee Actions Taken: N/A

Development Services: Oscar Galvez III, (619) 446-5237

City Attorney Contact: Lauren Hendrickson

NON-AGENDA ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

Members of the public shall be given the opportunity to address the Council. The Council President may reduce the amount of time available to each speaker to appropriately manage the meeting and ensure the Council has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.

Pursuant to the Levine Act (Gov't Code Section 84308), any party to a permit, license, contract (other than competitively bid, labor or personal employment contracts) or other entitlement before the Council is required to disclose on the record any contribution, including aggregated contributions, of more than \$250 made by the party or the party's agents within the preceding 12 months to any Council Member. Participants and agents are requested to make this disclosure as well. The disclosure must include the name of the party or participant and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

In-Person Comment on Agenda Items

Each speaker must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak indicating which item they wish to speak on. Speaker slips may not be turned in prior to the day of the meeting or after completion of in-person testimony. In person testimony will conclude before virtual testimony begins.

Each person who wishes to address the Council shall approach the podium and state who they are representing if they represent an organization or another person.

For meeting management during the Proclamation and Consent portions of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes, in addition to any time ceded by other members of the public who are present at the meeting and

have submitted a speaker slip ceding them time. These speaker slips should be submitted together at one time to the City Clerk. The Council President may also limit organized group presentations of five or more persons to 15 minutes or less.

Virtual Public Comment on Agenda Items

Members of the public may participate virtually (by telephone or internet streaming) as indicated below. Speakers who wish to provide virtual public comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

For meeting management during the Proclamation and Consent portions of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes. Speakers participating virtually may not allocate their time to other speakers and may not share video or visual aids (i.e. pdf, ppt, docs) during their comment period.

Quasi-Judicial Items. Organized group presentations for quasi-judicial items will be allowed up to 15 minutes per side to speak either for or against an item for a total of 30 minutes. If more than one group on the same side requests an organized presentation, the 15 minutes will be divided between each group for that side. Please contact the Project Manager as listed as the primary contact on the staff report for that item to indicate your desire to present.

Non-Agenda Public Comment

Every agenda for a regular Council meeting shall provide a period on the agenda for members of the public to address the Council on items of interest to the public that are not on the agenda but are within the jurisdiction of the Council. Non-Agenda Public Comment shall be subject to the exercise of the Council President's discretion for a given agenda.

In order to ensure that the Council has time to consider all agenda items, Non-Agenda Public Comment on particular issues and for each individual speaker will be as follows:

Each speaker will be limited to two minutes. Speakers may not allocate their time to other speakers. If there are eight or more speakers on a single issue, the maximum time for the issue will be 16 minutes. The order of speaking generally will be determined on a first-come, first-served basis, however, priority may be given to speakers who have not addressed the legislative body during Non-Agenda Public Comment at the last regularly scheduled Council meeting. A member of the public may only provide one non-agenda comment per agenda.

In-Person Non-Agenda Public Comment

Each speaker who wishes to address the Council must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in prior to the meeting date or after completion of in-person testimony. In-person testimony shall conclude before virtual testimony begins.

Each person who wishes to address the Council shall approach the podium and state who they are representing if representing an organization or another person.

Virtual Non-Agenda Public Comment

Speakers who wish to provide virtual Non-Agenda Public Comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. Those participating virtually may not share video or visual aids (i.e. pdf, ppt, docs) during their non-agenda comment period.

Please note: On Tuesdays, Non-Agenda Public Comment is taken during the 10am session, but some Non-Agenda Public Comment may be trailed, at the Council President's discretion for meeting management purposes.

Comment on Agenda Items, Non-Agenda Public Comment, and Closed Session Public Comment may also be submitted using the [webform](https://www.sandiego.gov/city-clerk/agenda-comment-form) (<https://www.sandiego.gov/city-clerk/agenda-comment-form>) indicating the comment type and item number (if relevant) for which you wish to submit your comment. Comments received by 8:00 AM the day of the meeting will be distributed to the City Council and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after 8:00 AM the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

Written Materials. Instead of submitting written materials as an attachment to the webform you may submit via U.S. Mail to the City Clerk's attention at 202 C Street, MS2A San Diego, CA 92101. Materials submitted via U.S. Mail must be received no later than one business day prior to the meeting to be distributed to the City Council. Comments received via U.S. Mail on the day of the meeting will be submitted into the written record for the relevant item.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](http://sandiego.granicus.com/ViewPublisher.php?view_id=31) (http://sandiego.granicus.com/ViewPublisher.php?view_id=31)

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City Council Agendas, Results, and Minutes

City Council Agendas, Results, and Minutes

Agenda

Summary

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CITY COUNCIL MEETING RESULTS SUMMARY					
DATE: TUESDAY, OCTOBER 1, 2024, COUNCIL MEETING			RECORDERS: PATTERSON/SANCHEZ		
This is a summary of the actions taken by the City Council. It is NOT equivalent to the Minutes which, when approved by the City Council, constitute the official record of the meeting.					
ITEM NO.	ACTIONS	R	315781	Motion / Second	VOTE
		O	21876		
30	Approved Proclaiming September 15 to October 15, 2024, to be "Hispanic Heritage Month"			8/4	Unanimous; 27-not present
31	Approved Proclaiming October 6, 2024 to be "Carl Demas Day"			8/4	Unanimous; 27-not present
S500	Approved Proclaiming October 1, 2024, to be the "Cox Communications Digital Equity Day"			8/4	Unanimous; 27-not present
50	Introduced (O-2025-33) Approving a Third Amendment to the Agreement with CH2M Hill Engineers, Inc. for Design Services for the North City Water Reclamation Plant Expansion and Influent Conveyance Project (H166722) (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present
51	Introduced (O-2025-37) Authorizing the obligations of construction contract K-20-1833-DBB-3-A for WBS no. S-12016, Otay 1st and 2nd Pipelines - West Of Highland Avenue, with El Cajon Grading and Engineering Co. Inc. (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present

52	Introduced (O-2025-34) Approving Construction Change Order No. 19 to the Construction Contract with Shimmick Construction Company, Inc. for the North City Pure Water Facility and Pump Station (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present
53A	Introduced (O-2025-18) Executing the First Amendment to the As-Needed Professional Environmental Planning Support Services Agreement with Dudek, Inc. (H186995) to complete outstanding tasks for CIP projects (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present
53B	Introduced (O-2025-19) Executing the First Amendment to the As-Needed Professional Environmental Planning Support Services Agreement with ICF Jones and Stokes, Inc. (H186996) to complete outstanding tasks for CIP projects (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present
54	Introduced (O-2025-35) Approving Change Order No. 12 to the Construction Contract with Kiewit Infrastructure West Co. for the North City Water Reclamation Plant Expansion (NOTE: <u>6</u> votes required)	I		3/1	Unanimous; 27-not present
55	<i>This item was removed from the Agenda</i>				
56	Adopted (O-2024-130) Amending Chap 3, Art 10, Div 1, of the SDMC relating to the City of San Diego Traffic Control Worker Minimum Wage Ordinance	O	21876	3/1	Unanimous; 27-not present
100	Adopted (R-2025-84) Adopting an amended Conflict of Interest Code for the Office of the Mayor (NOTE: Not subject to Mayor's veto)	R	315781	3/1	Unanimous; 27-not present
101	Adopted (R-2025-134) Adopting an amended Conflict of Interest Code for the Office of the City Clerk (NOTE: Not subject to Mayor's veto)	R	315782	3/1	Unanimous; 27-not present

102	Adopted (R-2025-88) Entering into a Cooperative Procurement Contract with DLT Solutions, LLC for Amazon Web Services Products and Services, and Associated Amazon Products and Services	R	315783	3/1	Unanimous; 27-not present
103A	Adopted (R-2025-105) Declaring an exemption from CEQA for the ratification of the emergency contract with Republic Services for the January 2024 storm emergency Debris Assistance Program services	R	315784	3/1	Unanimous; 27-not present
103B	Adopted (R-2025-104) Ratifying an emergency contract with Republic Services for the January 2024 storm emergency Debris Assistance Program services (NOTE: <u>6</u> votes required)	R	315785	3/1	Unanimous; 27-not present
104	Adopted (R-2025-86) Authorizing an increase to the cumulative not-to-exceed amount with multiple as-needed SAP consulting service vendors to support the Department of Information Technology's ERP Division	R	315786	3/1	Unanimous; 27-not present
105	Adopted (R-2025-125) Entering into an Agreement with Trip Stop Sidewalk Repair Inc. to provide as-needed sidewalk slicing services	R	315787	3/1	Unanimous; 27-not present
106A	Adopted (R-2025-103) Declaring an exemption from CEQA for the authorization of the second amendment to the sub-grantee agreement with the County of San Diego for grant funding for lead enforcement activities	R	315788	3/1	Unanimous; 27-not present
106B	Adopted (R-2025-102) Authorizing a second amendment to the sub-grantee agreement with the County of San Diego for grant funding for lead enforcement activities	R	315789	3/1	Unanimous; 27-not present

107A	Adopted (R-2025-101) Declaring an exemption from CEQA for the approval of the as-needed consultant agreement with SCS Engineers, Inc. to provide services for compliance with applicable greenhouse gas regulations at City of San Diego landfills	R	315790	3/1	Unanimous; 27-not present
107B	Adopted (R-2025-100) Authorizing an as-needed consultant agreement with SCS Engineers, Inc. to provide services for compliance with applicable greenhouse gas regulations at City of San Diego landfills	R	315791	3/1	Unanimous; 27-not present
108	Adopted (R-2025-116) Amending an agreement (H2326128) with NV5, Inc., for as-needed plan check and inspection services for the Development Services Department to provide additional professional services	R	315792	3/1	Unanimous; 27-not present
109	Adopted (R-2025-117) Authorizing an amendment to an agreement (H2326129) with Interwest Consulting Group for as-needed plan check and inspection services for the Development Services Department to provide additional professional services	R	315793	3/1	Unanimous; 27-not present
110	Adopted (R-2025-107) Authorizing the award of a phase-funded consultant agreement with Richard Brady & Associates, Inc. for construction management professional services for the Alvarado 2nd Extension Pipeline project	R	315794	3/1	Unanimous; 27-not present
111	Adopted (R-2025-124) Authorizing the approval of the increase of the FY 2025 CIP Budget to fund the Pure Water Pooled Contingency for Phase 1 construction change orders	R	315795	3/1	Unanimous; 27-not present
112	Adopted (R-2025-69) Authorizing the settlement of Tiffany Vinson related to allegations of whistleblower retaliation and disability discrimination	R	315796	3/1	Unanimous; 27-not present

113	Adopted (R-2025-109) Authorizing the settlement of Denice Simmons related to a claim of personal injuries	R	315797	3/1	Unanimous; 27-not present
114	Adopted (R-2025-119) Confirming the reappointments of Jason Anderson, JD Weidman, Kelly Mills, Amy Ly, Tanisha-Jean Martin, and Cristina Marquez to the Climate Advisory Board for terms ending August 1, 2026	R	315798	3/1	Unanimous; 27-not present
115	Adopted (R-2025-121) Confirming the appointment of Jeana Renger to the Planning Commission for a term ending January 28, 2028	R	315799	3/1	Unanimous; 27-not present
S505	Adopted (R-2025-110 Cor. Copy 2) Authorizing the City's contribution to the Tort Claim Trust in Bird Global, Inc.'s court-approved bankruptcy plan	R	315800	3/1	Unanimous; 27-not present
330A	Adopted (R-2025-96) Certifying EIR No. PRJ-0698277/SCH NO. 2022060468, adopting Findings and Statement of Overriding Considerations, and adopting a MMRP related to Palm & Hollister Apartments Project (NOTE: Not subject to Mayor's veto)	R	315802	8/1	Unanimous; 27-not present
330B	Adopted (R-2025-97) Approving SDP No. PMT-2587528, NDP No. PMT-3288228, and a Multi-Habitat Planning Area boundary line adjustment related to Palm & Hollister Apartments Project (NOTE: Not subject to Mayor's veto)	R	315803	8/1	Unanimous; 27-not present
330C	Adopted (R-2025-98) Adopting amendments to the Otay Mesa-Nestor Community Plan to redesignate the 5.92 acre site located at 555 Hollister Street from Open Space, Mixed Use, and Residential Low Density to Residential Medium-High Density related to Palm & Hollister Apartments Project (NOTE: Not subject to Mayor's veto)	R	315804	8/1	Unanimous; 27-not present
330D	Adopted (R-2025-99) Approving VTM No. PMT-2587526 related to Palm & Hollister Apartments Project (NOTE: Not subject to Mayor's veto)	R	315805	8/1	Unanimous; 27-not present

330E	Introduced (O-2025-30) Rezoning 5.92 acres located within the Otay Mesa-Nestor Community Plan area from RM-1-1, RS-1-7, and AR-1-2 zones to RM-2-6 Zone related to Palm & Hollister Apartments Project (NOTE: Not subject to Mayor's veto)	I		8/1	Unanimous; 27-not present
S501	Adopted (R-2025-123 Cor. Copy) Requesting a National Emergency from the Federal Government and for the Federal Government to Fully Fund the U.S. Environmental Protection Agency's Comprehensive Infrastructure Solution for the Tijuana River	R	315806	8/1	Unanimous; 27-not present
S502A	Adopted (R-2025-147) Declaring an exemption from CEQA for the Second Amendment to the Agreement with Dreams for Change for the Safe Sleeping Program at 20th & B Operations Yard	R	315807	3/9	Unanimous; 27-not present
S502B	Adopted (R-2025-148) Approving the Second Amendment to the Agreement with Dreams for Change for the Safe Sleeping Program at 20th & B Operations Yard	R	315808	3/9	Unanimous; 27-not present
S503A	Adopted (R-2025-144) Declaring an exemption from CEQA for First Amendment to the Agreement with Downtown San Diego Partnership Foundation for Safe Sleeping Program Operations at O Lot	R	315809	3/9	Unanimous; 27-not present
S503B	Adopted (R-2025-143) Executing the First Amendment to the Agreement with Downtown San Diego Partnership Foundation for Safe Sleeping Program Operations at O Lot	R	315810	3/9	Unanimous; 27-not present
S504A	Adopted (R-2025-146) Declaring an exemption from CEQA for the Second Amendment to the Agreement with Dreams for Change for Safe Sleeping Program Operations at O Lot	R	315811	3/9	Unanimous; 27-not present
S504B	Adopted (R-2025-145) Executing the Second Amendment to the Agreement with Dreams for Change for Safe Sleeping Program Operations at O Lot	R	315812	3/9	Unanimous; 27-not present

S506	<p>Adopted (R-2025-153) Authorizing application for and receipt and expenditure of U.S. Department of HUD Pathways to PRO Housing Grant funds for the Small-Scale Neighborhood Homes Initiative and Development Impact Fees Credit for Affordable Homes Program</p>	R	315801	6/3	Unanimous; 27-not present
S507	<p>Adopted as Amended (R-2025-152 Rev.) Confirming support and implementation of the Short-Term Action Plan to replace 614 shelter beds at Golden Hall and the Paul Mirabile Center</p>	R	315813	9/3	(Motion to amend the following language to read: "safe sleeping, safe parking, and underutilized shelter beds throughout the system, diversion and financial assistance, and non-congregate shelter options for seniors and families." Unanimous; 27-not present
QUIT		Q			

*COMMENTS

Non-Agenda Public Comment:

PC-1: Purita Javier commented on toxicity.

PC-2: Cesar Javier commented on toxicity.

PC-3: Geoffrey Hueter commented on agenda notice.

PC-4: Dana Givot commented on SANDAG REAP grants.

PC-5 (virtual): Blair Beekman commented on public meeting process; openness and accountability; and consent calendar process.

PC-6 (virtual): Peggy Walker commented on substance use prevention.

PC-7 (virtual): Terri-Ann Skelly commented on dangers, harms, and marketing of cannabis.

PC-8 (virtual): Madison commented on effects of cannabis.

PC-9 (virtual): Megan Stuart commented on substance use prevention; and effects of marijuana use.

PC-10 (virtual): Kathleen Lippitt commented on harms of marijuana.

PC-11 (virtual): TheOriginalDra commented on child trafficking.

PC-12 (virtual): Joy Sunyata commented on World Design Capital 2024 event.

PC-13 (virtual): Judi Strang commented on alcohol and marijuana use during pregnancy; and normalization of marijuana.

Mayor, Council, City Attorney, Independent Budget Analyst, City Clerk Comment:

CC-1: Councilmember Lee mentioned two years ago this Council allocated funding in support of the establishment of a gateway sign for the Convoy Pan-Asian Cultural and Business Innovation District located in District 6. He noted the sign was a long dream concept of the API community. Councilmember Lee shared that last night on the corner of Convoy and Opportunity they got to light up the sign. He stated this sign is a symbol of identity and belonging for an API community whose stories as immigrants and refugees has often been marked by challenges as a sign that reflects upon hard work, entrepreneurship, and resilience of a community of families and small businesses that found a home in Convoy.

CC-2: Council President LaCava announced today is the 5th Anniversary of San Diego Community Power. He stated since it launched in 2019, he has seen the rapid growth from a small and feisty start-up to an organization delivering on its mission to deliver cleaner energy and directly investing in the communities we serve. Councilmember LaCava added just recently we were recognized as the Regional Energy Network for the entire County offering resources to areas of concern and creating green jobs in the renewable energy industry. He thanked all those who assisted in the creation of Community Power.

Report Out from Closed Session:

None.

Council President Elo-Rivera adjourned the meeting at 5:25 p.m. in honor of the memory of:

James "Eric" Hereford as requested by Councilmember Foster.

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[Accessibility \(https://www.sandiego.gov/accessibility\)](https://www.sandiego.gov/accessibility) | [Contact the City \(https://www.sandiego.gov/contact\)](https://www.sandiego.gov/contact)

SAN CARLOS AREA COUNCIL

YOUR VOICE IS IMPORTANT!
We encourage our neighbors to get involved to help to keep San Carlos safe, beautiful, and friendly! All residents and local business owners are always welcome at our meetings. See below for ways to contact us and stay engaged! All of our meetings and agendas are posted online.

CONCERNS
What roads need to be fixed?
Have you been a victim of a porch-pirate or car-bike-jit?
Do you have ideas for SCAAC?
Let us know!

EVENTS
SCAC has a Community Garden! Every Saturday 9-11 - Join Us!
Is your school or house of worship having an event or fundraiser?
Let us help promote it!

NEWS
Hear from our elected officials themselves (or their representatives) such as our Mayor, City Councilmember, Member of Congress, Assemblymember, and more, as well as SDDP, San Carlos Library, Mission Trails, and the Navajo Community Planning Group! This is a great opportunity to ask questions and get answers!

FOR MORE INFORMATION CONTACT:
Mark Schiwe, President
Patty Moorey, Vice President
(619) 644-3000
SanCarlosAreaCouncil@gmail.com

facebook.com/SanCarlosAreaCouncil

FSC Family Support Connection

WHAT IS THE FAMILY SUPPORT CONNECTION?
The Family Support Connection (FSC) is a collaboration of family support programs in San Diego County that partner with pregnant and early-parenting families.

HOW DO FSC PROGRAMS SUPPORT THE SAN DIEGO COMMUNITY?

- Support parent education
- Promote meaningful parent-child interactions
- Educate on pregnancy & childbirth
- Build confidence with breast/chestfeeding & feeding
- Provide information on child development

HOW DO I GET CONNECTED TO FAMILY SUPPORT PROGRAMS?
The YMCA Warmline connects pregnant and parenting families to various family support programs. The Warmline is available by phone Monday-Friday, 8 am to 5 pm or you may visit our website.

Call now to get connected!
866-937-9276
https://familysupportconnection.org

COMMUNITY BOARD

(Flyers must be approved before posting.)

Low Cost Spay/Neuter Referrals
Animal Welfare Foundation
619-702-4400
awfsandiego.org
awfsandiego@gmail.com

Animal Welfare Foundation of San Diego

DO YOU WANT TO BE A DOCENT AT THE NAT?

Come along for the fun and share your passion with nature!

SOME OF THE FUN THINGS WE DO

- Docent Guided School Tours at the Nat
- Docent Classes at Schools
- The Docent Ambassador Program

Next time you are at the Nat, say hi to a docent!

Stay Connected With You Can C

Scheduling is Easy

Transportation solutions for adults age 60+

- Rides & Smiles: Individual Transportation
- Navigator: On-Demand, Monitored Rides

Schedule your next ride

(858) 637-3210 | www.jfssd.org

CalHOPE is here to help!

Are you going through a difficult situation? A stressful one? Not feeling 100%? Or are you simply looking for resources? Call us to receive free and confidential support.

- Our Crisis Counselors listen to you!
- Provide emotional support
- Connect you to resources
- Are available to support you and your family

(833) 842-4673 (HOPE)
M-F, 8:00 AM to 4:00 PM

NAMI San Diego and Imperial Counties | CalHOPE | NAMI California

SEAGOAL MOBILE WEB APP

Our App

- Daily Challenges
- helpful ideas on how to create a more sustainable lifestyle
- Resources
- videos and articles to expand knowledge of environmental problems, questions, and solutions
- Interactive Features
- avatars to encourage sustainable behavior and a single-use plastic tracker to become more aware of your impact

About Us
We are a group of seven high school students from Patrick Henry High School taking part in the Aspen Challenge, a contest aimed at creating a lasting positive effect in our community. Our goal is to inspire individuals to decrease their plastic consumption and safeguard the well-being of our coastal community.

QR code to mobile web app

phhsaspenchallenge@gmail.com

HIT THE TRAILS HIKE-A-THON FOR MISSION TRAILS

WANT TO GIVE BACK TO THE PARK? NOW YOU CAN!
In honor of the upcoming 50th anniversary of the purchase of Cowles Mountain, the nonprofit Mission Trails Regional Park (MTRP) Foundation has organized the Hit the Trails Hike-a-Thon for Mission Trails, a peer-to-peer fundraising event to support the park.

Let's raise \$100,000 for trail maintenance, youth education programs, and other priorities.

This event is for everyone, regardless of fitness ability. Participants' miles goal can be 5 miles or 500 miles, and how, where, and when they do the miles is up to them.

The Hit the Trails Hike-a-Thon for Mission Trails has been organized in partnership with the office of San Diego City Councilmember Camillo (D-7) and San Diego Parks and Recreation Department, Open Space Division. The MTRP Foundation is a 501(c)(3) not-for-profit, Federal Tax ID 93-0285093.

REGISTER, LEARN MORE AND DONATE THROUGH THE QR CODE OR VISIT MTRPORG/HIKE

REGISTER AT ANY TIME
MILES TRACKING FROM OCT. 15 - JAN. 15
Sign up, then seek tax-deductible donations from your network, either pledge per mile or a one-time donation.

EARN EXCLUSIVE MERCH
Prizes awarded to individuals and teams for most funds raised and miles completed.

San Diego Mineral & Gem Society Presents GEM DIEGO

San Diego's Finest Gem Show

November 2 - 3, 2024
Saturday, Nov 2 10 A.M. - 6 P.M.
Sunday, Nov 3 10 A.M. - 4 P.M.

Liberty Station Conference Center
2600 Laning Road, San Diego, CA 92106

FREE ADMISSION!
FREE PARKING!

Service Animals Only!

Food Court Next Door

For more information go to www.sdmg.org

Become a Master Gardener!

For more details, scan here

Contact Us:
Address: 9335 Hazard Way, Ste 201 San Diego, CA 92123
Hotline: (858) 822-6910
Email: Help@mastergardensd.org
Website: www.mastergardensd.org

SDHC can help you get connected to the internet

Discounts Available for Internet Service and Computers

Call 619-578-7783
Online www.AffordableConnectivity.gov/how-to-apply
Mail Paper applications available (English and Spanish)

The Affordable Connectivity Program is offered by the Federal Communications Commission to help families with low income obtain affordable, quality, reliable internet access. It provides a discount of up to \$30 per month for internet service, a discount of up to \$75 per month for internet service for households on qualifying tribal lands, and a one-time discount of up to \$100 for a laptop, desktop computer or tablet from a participating provider.

The San Diego Housing Commission's (SDHC) Digital Inclusion Project helps address the "digital divide" between households with access to technology and the internet and those who do not have access. The project's initiatives include raising awareness about the Affordable Connectivity Program.

For more information about additional resources to help connect to the internet, call 619-578-7783.



The City of SAN DIEGO is applying for the U.S. Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing (PRO Housing) Grant.

For more information on the grant and to provide feedback on the application, please scan the QR code to visit the website:

AgeWell Services Craft Sale

Saturday & Sunday, November 16 & 17, 2024
9:00am - 3:00pm

- Free to Public
- Family Friendly Event
- Holiday Shopping
- Activities For Kids

Finish your holiday shopping!
Join us at Balboa Park with our fantastic crafters. So many options to choose! From jewelry to handmade trinkets, something will surely catch your eye!

Casa del Prado
Patios A & B, and room 101
1650 El Prado, San Diego, CA 92101

Call (619) 236-6906 or email slemire@sandiego.gov with questions.

The City of San Diego is committed to providing an equitable and inclusive environment for all individuals. Consistent with these principles and applicable laws, it is the City's policy not to discriminate on the basis of any protected classification, including age, ancestry, color, creed, physical or mental disability, gender, gender identity, gender expression, genetic information, marital status, medical condition, veteran or military status, national origin, pregnancy (including childbirth, breastfeeding, or related medical conditions), race, traits historically associated with race (including hair texture and protective hairstyles such as braids, locks, and twists), religion, religious belief or observance, religious creed, sex, sex stereotyping, sexual orientation, transgender status or transitioning, or any other classification protected by federal, state, or local law (including being perceived or regarded as or associated with any protected classification). If anyone believes they have been discriminated against, they may file a complaint alleging the discrimination with either the City of San Diego, Parks and Recreation Department District Manager at (619) 525-8247, or the California Department of Fair Employment and Housing (DFEH) at (800) 884-1684. This information is available in alternative formats upon request.

SAN CARLOS COMMUNITY GARDEN

4'x12' GARDEN PLOTS AVAILABLE TO LEASE

Gardening for the experienced or the novice. If you have questions or would like to join, contact us at: info@sancarloscommunitygarden.com. Or come for a visit: Saturdays, 9 to 11 am, Feb. - Nov., Boulder Lake Ave. @ Lake Adlon Dr., San Diego, CA

At San Carlos Community Garden, we encourage:

- Gardening for nutrition and beauty
- Knowledge of healthy living and stewardship of the earth
- Collaboration of neighbors and schools
- The Spirit through inspiration and healing

San Carlos Community Garden, a beautiful place to be.

AGING & independence

COUNTY OF SAN DIEGO HEALTH AND HUMAN SERVICES AGENCY
AGING & INDEPENDENCE SERVICES

"It Gives Me the Sense of Being Involved": Using Tech to Connect

By Jennifer Bransford-Koons
Director, Aging & Independence Services

When she was working as an educator, Laura Arzave's world was full of social connection. Whether she was teaching preschoolers or elementary-aged students, there were always young people, parents, and colleagues to connect with. A few years ago, however, to some of the region's most vulnerable older adults and persons living with disabilities. Currently, the program is open to active IHSS recipients who live alone.

Laura was eager to become involved with Tech2Connect. She admits

Attachment C: Advancing Racial Equity

As the City of San Diego’s grant application notes, homeownership and the cost burdens of housing have been inequitable in the City of San Diego, with higher income and non-minority San Diegans being far more likely to own homes and less likely to be cost-burdened by housing than people of color and lower income households. Additionally, traditionally underserved communities have experienced higher rates of displacement (see Footnote 10). The City of San Diego’s 2023 Consolidated Annual Performance and Evaluation Report (CAPER) addressed several key impediments in the San Diego housing market. The report highlighted challenges such as the underrepresentation of Latinos and Black/African Americans in the homebuyer market, geographic disparities leading to concentrated Housing Choice Voucher use, and limited housing choices for special needs groups.

Each year, the California Tax Credit Allocation Committee releases its Opportunity Area Map¹⁸, assigning census tracts as highest, high, moderate, and low resource areas. The resource areas are determined by combining factors related to job opportunities, education, and environmental issues. Higher resource areas tend to have access to higher paying jobs, better performing schools, and fewer environmental issues like poor air and water quality. The map also identifies areas of high segregation and poverty that meet standards for poverty rates (30 percent or more of the population below the federal poverty line) and racial segregation (overrepresentation of individual non-white racial/ethnic groups and/or people of color as a whole relative to the region).

The Opportunity Area Maps are intended to assist in affirmatively further fair housing in two ways: to avoid further segregation, and to increase access to opportunity for low-income families. According to the City’s review of permit data¹⁹, higher resource areas make up almost 66 percent of the City, but generally see less development of homes. This has led to a severe lack of multiple home development and affordable homes within higher resource areas of the City, as well as diversity in home types to meet the needs of households of various sizes. These areas are predominately zoned for single-family homes.

The proposed Small-scale Neighborhood Homes Initiative will provide opportunities for homes that can be available for rent or homeownership to people that previously were excluded from these opportunities. This will increase the supply of homes generally, and affordable homes in particular, and will provide more home-type options for lower-income households in areas with high access to opportunities, opening up additional home opportunities for people of color and low income households that have largely remained unavailable for decades.

The DIF Credit Program will be applied to affordable home projects in a manner that affirmatively furthers fair housing, areas that generally have access to higher paying jobs, better performing schools, and fewer environmental issues like poor air quality. This will help to reduce the costs of these developments, savings that can be passed onto tenants and homeowners, and can strengthen the financial viability of more affordable home developments that benefit lower-income households.

¹⁸ CTCAC Opportunity Area Map <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

¹⁹ Page 48 of the City of San Diego 2024 Annual Report on Homes, <https://www.sandiego.gov/sites/default/files/2024-07/2024-annual-report-on-homes.pdf>

The initiative's Inclusive Public Engagement Program will seek a wide participate while also ensuring that the grant proposal is informed by people that represent the City's diverse demographics, specifically by focusing on reducing barriers to participation for those that traditionally have not participated in the planning process.

Attachment D: Affirmative Marketing and Outreach

The City of San Diego will conduct a number of marketing/outreach activities if the City is selected for a HUD award. The proposed Inclusive Public Engagement Program will identify key community participants, target outreach to identified participants, conduct workshops on the grant proposal, and create a website to provide information to community members. The engagement program will use social media to raise awareness, with information about each component of the initiative, contact information, supportive documentation, and guidance on opportunities to share input. Information will be available in multiple languages to reach as many San Diegans as possible. These strategies will be tailored to ensure that they effectively reach and involve community members from various backgrounds and neighborhoods. There will be a specific focus on reaching people that have not traditionally participated in the planning process to ensure that the input received is reflective of the City's demographics.

Virtual workshops and in-person workshops will also be conducted at varying times to give people working different schedules an opportunity to contribute. The City will work with community-based organizations to strengthen engagement efforts and reach populations that have not traditionally participated in the planning process. Flyers that will be distributed in community centers, parks, libraries, and other public spaces to inform community members of the initiative. To reduce barriers to participation, food and activities for children will be provided at outreach events.

Providing DIF credit for new home development enables the City to incentivize and streamline the delivery of new homes, while still ensuring a revenue stream to fund the infrastructure needed to serve new development. This enables the City to provide more affordable housing options while enhancing its infrastructure to meet the needs of the growing community. The City's DIF funds are prioritized in the areas of greatest needs, particularly focused on prioritizing investments in underserved communities. The City Planning Department leads the annual engagement effort to inclusively receive input on infrastructure priorities across the City, with an emphasis on engaging populations that experience significant barriers to participation. The City maintains a website²⁰, which includes a survey – available year round - where San Diego community members can provide their input. Community input gathered through the engagement efforts informs the Five-Year Capital Improvement Program (CIP) Outlook²¹ and budget process for the City.

The City has received recognition from local and state planning organizations for past innovative public outreach and engagement. The City was awarded the 2023 Award of Excellence for Public Outreach by the California Chapter of the American Planning Association²² for the Build Better SD initiative. Build Better SD is a Citywide initiative to create a more effective and equitable development impact fee funding system for public facilities. The City will continue to engage in these innovative approaches to outreach for the Small-scale Neighborhood Homes Initiative and DIF Credit Program.

²⁰ <https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>

²¹ <https://www.sandiego.gov/sites/default/files/2024-01/fy-25-29-five-year-capital-infrastructure-planning-outlook.pdf>

²² <https://www.apacalifornia.org/wp-content/uploads/2023/08/2023-California-APA-Awards.pdf>

Attachment E: Experience Promoting Racial Equity

The older neighborhoods within the City are still affected by the negative outcomes from of past housing policies and disinvestment, such as redlining, public and private lending practices, exclusionary zoning regulations, inequitable investments in infrastructure and public amenities, and racial covenants in housing²³. These actions have impacted the City’s now-existing development patterns in the City, health outcomes, access to public amenities such as parks, exposure to pollutants, and concentrated both poverty and wealth geographically.

The City has a Department of Race and Equity²⁴, which partners with all City departments to develop and sustain equity-driven strategies. The Department of Race and Equity works to intentionally create a culture of inclusivity by advancing equitable outcomes and dismantling policies, procedures, and budget decisions that perpetuate inequity and systemic racism. The City Planning Department has a Tactical Equity Plan, which identifies clear goals and strategies to ensure that equity is considered and advanced in all its work. The Tactical Equity Plan includes key principles and strategies related to housing, jobs, mobility, infrastructure, the environment, historic preservation, and recruitment and retention. These core principles are operationally incorporated into all the City Planning Department’s work.

Through its work program, the City Planning Department has a proven track record of advancing racial equity through its planning efforts, including the adoption of its Environmental Justice Element²⁵ of the General Plan, and comprehensive update to the General Plan, regular updates to the City’s development regulations, and a comprehensive reform related to the program related to the collection and expenditure of Development Impact Fees. The City Planning Department also regularly engages with the community, with a focus on inclusive and equitable public engagement in all its work and has significant experience leveraging relationships with community-based organizations to continue to reach community members that are representative of the City’s demographics.

²³ “The Ghosts of Housing Discrimination Reach Beyond Redlining” by Emma Fernandez, Katie Fallon, Brendan Chen, and Samantha Batko, *Urban Institute*, March 15, 2023 <https://www.urban.org/features/ghosts-housing-discrimination-reach-beyond-redlining>

²⁴ <https://www.sandiego.gov/race-equity>

²⁵ <https://www.sandiego.gov/planning/environmental-justice-element>



ATTACHMENT F - ELIGIBLE APPLICANT DOCUMENTATION

CITY OF SAN DIEGO
CITY CHARTER

ARTICLE I
CORPORATE POWERS

Section 1: Incorporation and Corporate Powers

The municipal corporation now existing and known as “The City of San Diego” shall continue to be a municipal corporation under the same name, with the boundaries as now established or as may hereafter be legally established. Such municipal corporation shall have perpetual succession, may use a corporate seal; may sue and defend in all courts and places, and in all matters and proceedings whatever; may own and acquire property within or without its boundaries for either governmental or proprietary, or any municipal purpose, either by succession, annexation, purchase, devise, lease, gift or condemnation, and may sell, lease, convey, exchange, manage and dispose of the same as the interests of said City may require; receive bequests, donations and gifts of all kinds of property within and without The City of San Diego in fee simple or in trust for charitable or other purposes, and do all acts necessary to carry out the purposes of such gifts, bequests and donations; may own and operate public utility systems, including the joint or sole operation and ownership of utilities for the purchase, development, and supply of water and electrical power for the use of the City and its inhabitants and others; and generally shall have all municipal powers, functions, rights, privileges and immunities of every name and nature whatsoever now or hereafter authorized to be granted to municipal corporations by the Constitution and laws of the State of California.

Section 2: Powers under Constitution and General Laws

The City of San Diego, in addition to any of the powers now held by or that may hereafter be granted to it under the Constitution or Laws of this State, shall have the right and power to make and enforce all laws and regulations in respect to municipal affairs, subject only to the restrictions and limitations provided in this Charter; provided, however, that nothing herein shall be construed to prevent or restrict the City from exercising, or consenting to, and the City is hereby authorized to exercise any and all rights, powers and privileges heretofore or hereafter granted or prescribed by General Laws of the State.

Section 2.1: Prohibition on Construction, Operation or Maintenance of Facilities Related to Offshore Drilling

Neither the City Council nor any officer or employee of the City shall take any action, or permit any action to be taken, which directly or indirectly authorizes or permits the construction, operation or maintenance of any pipeline within the City for the transmission of any crude oil or natural gas taken or removed from any offshore crude oil or natural gas drilling or pumping operations within 100 nautical miles of the coastline of the County of San Diego; nor shall the City Council or any officer or employee of the City take any action, or permit any action to be taken, which directly or indirectly authorizes or permits the construction, operation or maintenance of any commercial or industrial facility within the City, including but not necessarily limited to crude oil or natural gas storage facilities, which operated directly or indirectly in support of any offshore crude oil or natural gas drilling or pumping operations within 100 nautical miles of the coastline of the County of San Diego.

(Addition voted 11-4-1986; effective 12-8-1986.)

Section 3: Extent of Municipal Jurisdiction

The municipal jurisdiction of The City of San Diego shall extend to the limits and boundaries of said City and over the tidelands and waters of the Bay of San Diego, and into the Pacific Ocean to the extent of one Marine League. In addition thereto The City of San Diego shall have the right and power to prepare and adopt such rules and regulations as it may deem necessary for the regulation, use, and government of the water system of The City of San Diego, both within and without the territorial limits of said City, and such rules and regulations having been adopted by Ordinance, shall have the force and effect of law.

Article 2: Administrative Code

**Division 24: Development Services Department,
Planning Department, and Economic Development Department**

(“Planning Department” added 2-27-1975 by O-11499 N.S.)

(Retitled to “Development Services Department”

and amended 7-25-1994 by O-18088 N.S.)

(Retitled to “Development Services Department and

Department of Planning, Neighborhoods, and Economic Development“

and amended 2-12-2014 by O-20347 N.S.)

(Retitled to “Development Services Department,

Planning Department, and Economic Development Department”

and amended 6-11-2015 by O-20491 N.S.; effective 7-11-2015.)

§22.2401 Development Services Department — Powers and Duties of the Development Services Director

- (a) The Development Services Department is a City department. The department provides review, permit issuance, inspection, and code enforcement services for private and public development. The Director is the administrative head of the department and shall be appointed by and may be removed by the City Manager.
- (b) The Director of the Development Services Department, under the direction of the City Manager and with policy direction of the City Council and policy guidance and recommendations of the Planning Commission, shall be responsible for performing those duties and functions as assigned and directed by the City Manager. Such activities, as may be assigned, shall be performed as required by federal, state and local law and regulations as may be promulgated by the City Manager.
- (c) The Development Services Director, under the direction of the City Manager, shall be responsible for enforcing the provisions of the Land Development Code (San Diego Municipal Code chapters 10-15).

(Retitled to “Development Services Department — Powers and Duties of the Development Services Director— Environmental Section” and amended 7-25-1994 by O-18088 N.S.)

(Retitled to “Development Services Department and Department of Planning, Neighborhoods, and Economic Development“ and amended 2-12-2014 by O-20347 N.S.; effective 3-14-2014.)

§22.2402 Planning Department — Powers and Duties of the Planning Director

- (a) The Planning Department is a City department. The department is responsible for long-range planning of the City’s communities and neighborhoods. The department’s responsibilities also include historic resource analysis, the multiple species conservation program, and environmental policy and analysis. An environmental section responsible for all California Environmental Quality Act policy in the City shall serve as a section of the department. The Planning Director is the administrative head of the department and shall be appointed by and may be removed by the Mayor.
- (b) The Planning Director, under the direction of the Mayor or City Manager and with policy direction of the City Council and policy guidance and recommendations of the Planning Commission, shall be responsible for performing those duties and functions as assigned and directed by the Mayor or City Manager. Such activities, as may be assigned, shall be performed as required by federal, state and local law and regulations as may be promulgated by the Mayor or City Manager.
- (c) The environmental section of the Planning Department shall maintain that degree of independence in the performance of its functions and duties as will assure the Mayor or City Manager, the City Council, Planning Commission and the people of the City of San Diego that its review and analysis of the environmental consequences of projects under its purview, whether beneficial or detrimental, are independent and wholly objective and are not prepared for the purpose of either supporting or detracting from any project, plan or position, whether advanced by the City, any other governmental agency, a developer, a citizen or a group of citizens.

(“Department of Planning, Neighborhoods, and Economic Development— Powers and Duties of the Planning Director” added 2-12-2014 by O-20347 N.S.; effective 3-14-2014.)

(Retitled to “Planning Department — Powers and Duties of the Planning Director” and amended 6-11-2015 by O-20491 N.S.; effective 7-11-2015.)

§22.2403 Economic Development Department – Powers and Duties of the Economic Development Director

- (a) The Economic Development Department is a City department. The department is responsible for the implementation of economic development programs within the City. The Department's mission is to improve the quality of life in core urban neighborhoods, create opportunities for unemployed or underemployed residents, provide community development services to those areas in greatest need, and generate new revenues to fund essential municipal services. The Economic Development Director is the administrative head of the department and shall be appointed by and may be removed by the Mayor.
- (b) The Economic Development Director, under the direction of the Mayor or City Manager, and with policy direction from the City Council, shall be responsible for performing those duties and functions as assigned and directed by the Mayor or City Manager.

(“Economic Development Department – Powers and Duties of the Economic Development Director” added 6-11-2015 by O-20491 N.S.; effective 7-11-2015.)



ATTACHMENT G - LEVERAGE DOCUMENTATION

October 15, 2024

Subject: Leverage Commitment for Pathways to Removing Obstacles to Housing (PRO Housing) Grant Program

The City of San Diego is seeking a \$7 million Community Development Block Grant for Pathways to Removing Obstacles to Housing (Grant) from the US Department of Housing and Urban Development to help facilitate the Small-scale Neighborhood Homes and Assistance to Affordable Housing Program. The program will provide funding for the subsidy of Development Impact Fees (DIF), which are fees the City imposes on development to fund needed public improvements, for affordable and middle-income homes which meet certain criteria within the City of San Diego, while ensuring equitable investment in needed infrastructure in our communities.

Additionally, the funds will fund the City Planning Department's Small-Scale Neighborhood Homes Initiative through economic feasibility and analysis, public engagement, and the development of regulations and design standards for small-scale neighborhood homes in areas located near transit. Small-scale neighborhood homes are townhomes, rowhomes and small-scale multiple-home buildings that are built to the same scale as surrounding traditional single homes that can provide home options for first-time homebuyers, families with children and middle-income households. These types of homes are often missing due to regulatory barriers such as zoning that limits the available land where these types of homes can be feasibly built.

The City is committed to match the grant with 6.4% of a senior planner's time (\$25k per year, \$150k over six years) to administer the program and \$3 million in State Regional Early Action Planning (REAP) funds, which was awarded on October 13, 2023 from the San Diego Association of Governments (SANDAG). This comprehensive approach underscores the City's dedication to the success of the grant proposal, demonstrating a commitment to leveraging resources efficiently to improve the lives of all people that call – and want to call – San Diego their home.

The City is committed to adhering to the outlined requirements for leveraging resources, ensuring that any commitments, both financial and non-financial, are valid, explicit, and contribute to the success of the PRO Housing Grant activities. We appreciate your consideration of our application. Please contact me if more information is needed or if you have any additional questions.

Sincerely,



Heidi Vonblum
Planning Director
City Planning Department



ATTACHMENT H - PRO HOUSING CERTIFICATION

October 15, 2024

Subject: PRO HOUSING CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a RARAP as required under 49 CFR Part 42 in connection with any activity assisted with funding under either the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRO Housing application is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with PRO Housing funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75. Page 73 of 82

Build America, Buy America (BABA) – It will comply with Title IX, Subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRO Housing streamlined public participation requirements found in Section VI.E of the PRO Housing NOFO.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with PRO Housing funds, it has developed its proposal so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The proposal may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRO Housing Certification).

2. Overall Benefit. The aggregate use of PRO Housing funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with PRO Housing funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if PRO Housing funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRO Housing funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRO Housing funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRO Housing funds if the jurisdiction certifies that it lacks PRO Housing funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

1. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR parts 50 and 58.

Compliance with Laws -- It will comply with applicable laws.



October 15, 2024

Signature of Authorized Official

Date

Casey Smith, Deputy Chief Operating Officer