



**THE CITY OF SAN DIEGO  
OFFICE OF COUNCILMEMBER RAUL CAMPILLO  
SEVENTH DISTRICT**

**MEMORANDUM**

**DATE:** January 22, 2025

**TO:** Council President Pro Tem Kent Lee  
Chair, Land Use & Housing Committee

**FROM:** Councilmember Raul A. Campillo

*Raul A. Campillo*

**SUBJECT:** 2025 Land Use & Housing Committee Priorities

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Thank you for the opportunity to provide my input on the 2025 Land Use & Housing Committee Work Plan. Housing is the foundation for safe, connected communities where individuals and families can thrive, as well as a resilient and vibrant regional economy. When sustainably developed and supported by infrastructure improvements and strong labor standards, housing construction serves as one of the region's most significant economic drivers. I remain committed to working with my Council colleagues to build on past efforts and create new opportunities to improve housing affordability across the City.

The priorities outlined below focus on addressing structural barriers to housing production, preventing homelessness, leveraging land use regulations to expand access to childcare and behavioral health services, and promoting incremental development to build sustainable communities.

**Reduce Barriers to Sustainable Development**

- Identify opportunities to expedite permitting of projects beyond existing programs for 100% affordable developments, including incentives for co-location of childcare facilities in affordable housing developments and projects that meet heightened labor standards. Specifically, expediting permitting for businesses and home renovations to promote immediate investment and reduce backlogs of relatively simpler projects.

- Monitor opportunities to implement forthcoming state legislation, including streamlining post-entitlement permitting for residential developments.<sup>1</sup>
- Pursue reforms from the *Informational Presentation on Strategies for Affordable and Sustainable Housing*, presented by the Livable Communities Initiative, focusing on building code updates, adaptive reuse solutions, and streamlining infill development.<sup>2</sup>
- Modernize the historical regulations and review process.
- Assess the implementation of the *Age Friendly San Diego Working Action Plan* to identify gaps and encourage community amenities that support aging in place.<sup>3</sup>

### **Incentivize Middle-Income and Affordable Housing**

- Receive updates on the joint City-County resolution to increase affordable housing and progress in utilizing government-owned land for development.<sup>4</sup>
- Explore strategies to expand the City’s existing low-income First-Time Homebuyer Program within all communities.
- Work with relevant City staff to incentivize development of missing-middle housing types to expand first-time homeownership opportunities.
- Hear updates from the Office of the Independent Budget Analyst, Development Services Department, City Planning, or relevant City departments on *IBA Report 22-30* to further Council’s understanding of current and in-progress strategies to increase housing affordability.<sup>5</sup>

### **Reduce and Prevent Homelessness**

- Focus on policies preventing homelessness and supporting permanent or longer-term housing solutions.
- Provide progress updates on regional Homekey+ applications.
- Receive updates from the San Diego Housing Commission, Homelessness Strategies and Solutions Department, and Regional Taskforce on Homelessness on homeless services coordination, with recommendations on reducing programmatic, regulatory, and other barriers which delay or deny housing access.
- Continue to support the Community Action Plan on Homelessness for the City of San Diego.

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<sup>1</sup> California Assembly Bill No. 253, 2025-26 Regular Session. (Ward)

[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202520260AB253](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB253)

<sup>2</sup> *Informational Presentation on Strategies for Affordable and Sustainable Housing*, presented to Land Use and Housing Committee, July 11, 2024.

<sup>3</sup> *Age Friendly San Diego Action Plan*, September 14, 2021.

[https://www.sandiego.gov/sites/default/files/sdagefriendlyplan-1-54-print-compressed\\_2.pdf](https://www.sandiego.gov/sites/default/files/sdagefriendlyplan-1-54-print-compressed_2.pdf)

<sup>4</sup> Resolution Number 22-145, *Joint Resolution of the Council and the City of San Diego and the Board of Supervisors to Formally Express their Intent to Take Joint Action to Increase the Availability of Affordable Housing in our Region Consistent with their Respective Authority*. October, 3 2022.

<https://file.sandiegocounty.gov/COB/COBPublicView?id=0901127e80f2460d>

<sup>5</sup> City of San Diego Independent Budget Analyst, *Response to Request for Analysis on Improving Housing Affordability*, Report 22-30, November 4, 2022. [https://www.sandiego.gov/sites/default/files/22-30\\_response\\_to\\_request\\_for\\_analysis\\_on\\_improving\\_housing\\_affordability.pdf](https://www.sandiego.gov/sites/default/files/22-30_response_to_request_for_analysis_on_improving_housing_affordability.pdf)

- Review evaluations of homelessness interventions when available, including the Safe Parking Program, Housing Instability Prevention Program, and Eviction Prevention Program.<sup>6</sup>

### **Childcare**

- Review progress on implementing Measure H from the Office of Child and Youth Success and Economic Development Department.
- Receive updates from the Office of Child and Youth Success and childcare providers to on barriers to childcare facility expansion among existing providers.
- Collaborate with staff to support the development and expansion of childcare facilities by reducing zoning barriers.

### **Behavioral Health**

- Provide updates on the implementation of Proposition 1/Behavioral Health Services Act programming and services.
- Consider revisions to the Land Development Code or other mechanisms to facilitate the creation or expansion of behavioral health facilities.
- Collaborate with regional partners, including the County of San Diego, to expand recuperative care and behavioral health beds in the City.

Thank you for considering these priorities in this year's work plan. Should you have any questions, please contact Summer Patton in my office at [pattons@saniego.gov](mailto:pattons@saniego.gov).

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<sup>6</sup> UC San Diego Department of Urban Studies and Planning, The Homelessness Hub. *After the Exit: Reporting on Year Three of the Evaluation of Jewish Family Service of San Diego's Safe Parking Program*, June 2023. [https://homelessnesshub.ucsd.edu/\\_files/Three-Year-Report-JFS-FINAL-2.pdf](https://homelessnesshub.ucsd.edu/_files/Three-Year-Report-JFS-FINAL-2.pdf)