



**THE CITY OF SAN DIEGO
OFFICE OF COUNCILMEMBER GEORGETTE GÓMEZ
NINTH DISTRICT**

M E M O R A N D U M

DATE: February 14, 2018

TO: Honorable Members of the Smart Growth and Land Use Committee

FROM: Councilmember Georgette Gómez, Chair of the Smart Growth and Land Use Committee

SUBJECT: 2018 Smart Growth and Land Use Committee Priorities

As Chair of the Smart Growth and Land Use (SGLU) Committee I look forward to discussing and implementing policies that address San Diego's housing crisis and advance the City's Climate Action Plan goals.

I have incorporated suggestions from each of my colleagues on the SGLU Committee. I look forward to working with you to advance these priorities.

cc: Elyse Lowe, Office of Mayor Kevin Faulconer
Leslie FitzGerald, Office of the City Attorney
Andrea Tevlin, Independent Budget Analyst
Myrtle Cole, Council President

Smart Growth & Land Use Committee Priorities		
Item	Action	Timeline¹
Public Lands for Affordable Housing Development	Review and strengthen Council Policy 700-10, Disposition of City-Owned Real Property, so that the provision of affordable housing is a primary consideration when disposing of surplus residential land. Evaluate the housing capacity of City-owned residential property as part of the disposition process.	Short
Preserve Existing Affordable Housing	Designate a Housing Preservation Coordinator to annually conduct an inventory of at-risk units, connect owners to financing and subsidy resources available for preservation, and/or facilitate sales to qualified affordable housing developers. Request an annual report to the Committee on the number of affordable units lost or preserved.	Mid
Inclusionary Housing Ordinance Revisions	Consider revisions to the City's Inclusionary Housing Ordinance, including: <ul style="list-style-type: none"> • The percentage of inclusionary units required at various income levels • Varying inclusionary requirements for on-site versus off-site units • Recapturing the increase in land value resulting from upzoning during community plan updates by requiring a higher level of inclusionary units/ fees • Adjustments to in-lieu fee payments to more closely match construction costs Request a report to the Committee on the number of inclusionary units that have been constructed, including via in-lieu fees, since the ordinance's adoption.	Long
Anti-Displacement Policies	Explore options for protecting residents at risk of displacement, including: <ul style="list-style-type: none"> • Replacement of naturally affordable units during redevelopment • Prohibiting Section 8 discrimination • Updating Section 8 payment standards to match current market rents • Strengthening first-time homeownership programs • Revisions to the City's Just Cause Eviction Ordinance /Tenants' Right to Know Regulations 	Long
Restructure DIF	Recalculate Development Impact Fees (DIF) to be based on square footage instead of per unit to incentivize smaller units and denser development.	Short

¹ Short = 0-6 months; Mid = 6-12 months; Long = 12+ months

Smart Growth & Land Use Committee Priorities		
Item	Action	Timeline¹
Affordable Housing DIF Exemption	Consider waiving or reducing Development Impact Fees (DIF) for units reserved for low income households.	Short
SRO Ordinance	Consider revisions to the City's Single Room Occupancy (SRO) Ordinance. Request an annual report to the Committee on the number of SRO units lost or preserved.	Short
Parking Reductions	Explore opportunities for reduced parking requirements, including shared-parking facilities and the elimination of parking minimums in transit priority areas.	Mid
Community Land Trust	Explore options for establishing a City-sponsored Community Land Trust.	Mid
Companion Unit Policies	Explore options for increasing the City's stock of companion units, including the production of a design toolkit to streamline the permitting process, and an amnesty program to allow existing units to be brought up to code without penalties.	Short
Micro Unit Incentives	Explore options to incentivize the development of new micro unit and SRO projects, including reduced permitting fees and parking requirements.	Mid
RTP Update	Request an update on the Regional Transportation Plan (RTP) by SANDAG and City staff to ensure it facilitates the City reaching its Climate Action Plan goals.	Short
Bicycle Share Programs	Explore options for increasing the number of bike share opportunities within the City.	Short
Alternative Housing Solutions	Explore alternative housing options, including tiny homes, modular homes, manufactured housing, and emergency sleeping cabins for the homeless.	Short
Historic District Policies	Explore amending the City's current policies for the establishment of historic districts, including noticing requirements and appeals.	Short
Chicano Park Museum	Explore options for the creation of a Chicano Park Museum and Cultural Center on City-owned land adjacent to Chicano Park.	Short
Employee Transportation Alternatives Program	Explore amending the City's current public transportation incentives offered to City employees to facilitate the City reaching its Climate Action Plan goals.	Short

Smart Growth & Land Use Committee Update Reports	
City Department/Agency	Update Item(s)
City of San Diego Planning Department	<ul style="list-style-type: none"> • Community Plan Updates • Parks Master Plan • Proposed Historic Districts • Senate Bill (SB)-2 Planning • Technical Advisory Committee • Code Monitoring Team
City of San Diego Development Services Department	<ul style="list-style-type: none"> • Affordable, Infill and Sustainable Expedite Program
San Diego Housing Commission	<ul style="list-style-type: none"> • Moving to Work • Transit Oriented Development Fund • Affordable Housing Production Objectives • Affordable Housing Fund
Civic San Diego	<ul style="list-style-type: none"> • Affordable Housing Master Plan • Long Range Property Management Plan
San Diego Association of Governments / San Diego Metropolitan Transit System	<ul style="list-style-type: none"> • Transportation Infrastructure Projects • Regional Housing Needs Assessment