

Land Use & Housing Committee 2021 Priorities and Work Plan

Item	Action	Timeline
Affordable Housing for Low- and Middle-Income Residents	Establish housing in the City to meet the Regional Housing Needs Assessment allocations. Additionally, develop affordable housing for people experiencing homelessness, low- and moderate-income housing, market rate housing, and workforce housing.	Short
Eviction Moratorium and Enforcement	<ul style="list-style-type: none"> • Protect tenants significantly impacted by COVID-19 from eviction, while protecting public health and not increasing the homeless population. • Address violations of the current eviction moratorium. 	Short
Rental Assistance Program	<ul style="list-style-type: none"> • Provide relief to renters facing difficult financial times while providing landlords with relief from the non-payment of rent during the pandemic. • Explore providing rental assistance inclusive of immigration status. 	Short
COVID-19 Foreclosures	Evaluate the risk of and prevent pandemic-related foreclosures.	Short
Preservation of Existing Affordable Housing	Receive an update from the San Diego Housing Commission (SDHC) on existing affordable housing stock, explore funding and policy solutions for long-term preservation, and implement additional recommendations from the SDHC study.	Short
Community Action Plan on Homelessness	Monitor Community Action Plan on Homelessness by receiving updates from SDHC.	Short
Vacant Home Study	Support the creation and execution of a study to determine the number of vacant homes in the City of San Diego.	Short

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Review Homeless Outreach Strategy and Shelter Operations	Receive an update from the City’s Homeless Strategies Department and the San Diego Housing Commission regarding the City’s outreach strategy and shelter operations.	Short
Review Real Estate Leases	Receive updates from the City’s Real Estate Assets Department on city leases and explore options to restructure lease renewals.	Short
Cannabis Equity Program	Explore policy options to create a cannabis equity program and to explore policy and zoning updates to foster equitable participation in the cannabis industry and create business opportunities for communities impacted by the war on drugs.	Mid
Introduce Housing into Different Zoning Areas	<ul style="list-style-type: none"> • Explore allowing affordable and permanent supportive housing in office and commercial zones. • Look into converting office space into permanent and affordable housing. 	Mid
Incentivize the construction of Accessory Dwelling Units (ADUs), Tiny Homes and Modular Housing	<ul style="list-style-type: none"> • Review state and local policy options to incentivize the construction of ADUs, tiny homes, and modular homes to expand affordable housing. • Explore allowing grace period for owners of unpermitted accessory dwelling units to bring units into compliance 	Mid
Identify Public Land for Housing Opportunities	Work with SDHC, stakeholders, and City staff to explore publicly owned lands and potential partnerships with other agencies to develop housing.	Mid
Single Room Occupancy (SRO) units	Receive an update on the City’s policy on Single Room Occupancy Hotel Regulations, explore an incentive-based approach to preserve SROs, and determine future supply needs.	Mid

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Update on Senior, Family and Special Needs Housing Units and Implement Policies to Develop Additional Units.	Receive an update on the City’s Age Friendly Community Plan and explore policy options to facilitate development of senior housing units. Look to implement policies that increase housing stock for seniors, families and residents with special needs.	Mid
Seek Resources from Federal, State and Regional Agencies to Increase Housing Options	Work with City staff, SDHC staff, non-profits regarding available funding for the creation of permanent supportive housing, affordable units, middle-income units, hotel purchases and workforce housing.	Mid
Simplify and Streamline Housing Regulations	Explore changes to housing regulations that allow for a more streamlined and simplified process that allows permits to be reviewed/approved faster.	Mid
New Funding for the Construction of Affordable Housing	Receive an update from the Housing Commission on Vacancy Study and review policy options related to a vacancy fee.	Mid
Community Gardens and Urban Green Space	Discuss initiatives to reduce costs and barriers to expand green space on public and private property, particularly underinvested and under-parked communities.	Long
First Time Homebuyer Programs	Examine available programs and discuss possibility of expanding local First Time Homebuyer Programs throughout the City of San Diego.	Long
In-lieu Fees and On-site Affordable Housing Development	Review the in-lieu fee policy and discuss potential options to promote on-site affordable housing.	Long
Fire Safety	Review the City’s Land Development Code to ensure future development projects meet our local/state fire jurisdiction and emergency evacuation management standards.	Long
Incentivize Affordable Housing Development Near Public Transit and Employment Hubs	Work with Metropolitan Transit System (MTS) to stimulate affordable housing development near MTS public transit sites and employment centers.	Long

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Community Planning Groups	Review Council Policy 600-24 regarding procedures and responsibilities of planning groups.	Long
Community Land Trust	Explore options for establishing a city-sponsored Community Land Trust, including coordination with other local government agencies that also may have public land available that could be used for affordable and moderate-income units.	Long
Pet Friendly Ordinance	Adopt a Pet Friendly Housing Ordinance that allows greater access to affordable homes in San Diego for residents with pets.	Long