



For Immediate Release

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Councilmember LaCava Proposes Four Equity-Focused Amendments to Strengthen Short-Term Vacation Rental Ordinance

San Diego — To strengthen the short-term vacation rentals (STVRs) ordinance proposed at Council today, Councilmember LaCava offered four amendments drafted with equity in mind.

“My short term rental stance has been clear; the City should enforce our current municipal code, which does not define STVRs, therefore, prohibits them,” said Councilmember LaCava. He further stated that given this item had the support it needed to pass, his goal was to “offer amendments that strengthen the ordinance in its acceptance by Council, the community that it affects, and for city staff that will implement and enforce it.”

The four amendments that Councilmember LaCava proposed were:

1- A Fixed Cap Calculated at 1% of the Current Housing Stock for Tier 3 Licenses

“This ordinance will give up 1% of our housing stock--in perpetuity,” said Councilmember LaCava. “We work tirelessly to increase our housing stock and we must not give away future housing units, affordable or market rate, for visitor accommodations. Affordable coastal accommodations mean nothing if we don’t deliver affordable housing.”

2- Limit License Terms to 6 Year

“As written, this ordinance awards lifelong ‘golden tickets,’ and that doesn’t comport with a vision of equity,” said Councilmember LaCava. “A reasonable term ensures that every property owner can have the opportunity to participate in the financial gains that short-term rentals offer. This must include owners who will now have clarity that whole-home rentals are legal, as well as, for those who aspire to someday be a landlord or a host.”

3- Expressly Provide Platform Enforcement

“Technology is constantly changing, and the City is unlikely to keep abreast of how and who abuses those changes,” said Councilmember LaCava. “The ordinance must expressly provide the City the right to enforce against platforms that advertise or offer unregulated units.”

4- Include an Affordable Housing Preservation Fee for Tier 3 Licenses

“I formally request that the Council President include an affordable housing preservation fee supported by a nexus study when the fees associated with today’s action are docketed,” said Councilmember LaCava. This fee was one of the formal recommendations outlined in the 2020 Preserving Affordable Housing in San Diego study adopted by the City Council last year and was proposed in the 2018 compromise to mitigate the affordable housing impacts that came along with adopting a STVR ordinance.

“Each councilmember and the Mayor have spoken of the importance of equity,” said Councilmember LaCava. “If we are serious, and I believe we are, we must look at every policy through that lens. This ordinance is no exception.”

While all four of Councilmember LaCava’s amendments were not accepted by Council President Campbell, the Councilmember will continue to fight for equity and housing preservation when the Administrative Regulations return to full City Council.

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