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Planning Commission Advances Package of 10 Pro-Housing Policies

MAYOR'S HOUSING ACTION PACKAGE WILL CREATE HOMES FOR SAN DIEGANS, MAKE MORE LAND AVAILABLE FOR HOUSING

SAN DIEGO – Continuing his efforts to build more homes that San Diegans of all incomes can afford, Mayor Todd Gloria today secured the San Diego Planning Commission's unanimous approval of 10 new housing policy reforms that will now advance to the City Council.

"San Diego's housing crisis is separating families, contributing to homelessness and endangering our economic future," said Mayor Todd Gloria. **"We must continue to do everything we can to build more homes that San Diegans can actually afford, and this Housing Action Package would add 10 new tools to the toolbox. This is a huge win for those who struggle with the high cost of living and all San Diegans who benefit from a healthy and balanced housing economy. I look forward to presenting these policies to the City Council for its consideration."**

Mayor Gloria's [Housing Action Package \(HAP\) 2.0](#), under his [Homes for All of Us initiative](#), outlines amendments to protect existing affordable homes and encourage the construction of more new homes, with new incentives for housing for the City's most vulnerable residents, including people experiencing or at risk of homelessness, those with disabilities and seniors. The package of policies also includes incentives for homes for students and in areas with greater access to jobs and high-performing schools.

"Everyone deserves a place to call home. Affordable housing is key to helping people succeed mentally and physically and helping our economy succeed," said City Planning Director Heidi Vonblum. **"We are pleased to see the Planning Commission move these amendments and policies forward as we work together as a city to create more homes for all."**

Here are the details of the reform package passed today:

Fighting for Environmental Justice in Communities of Concern: San Diegans deserve to live in healthy, thriving communities. However, some communities continue to endure toxic pollution from land uses that no longer comply with local zoning and development regulations. A harmful land use, such as wrecking and dismantling motor vehicles, would no longer be allowed to continue after a transition period if it has been rezoned for homes or mixed-use development as part of a community plan update in the Promise Zone.

Addressing College Student Home Insecurity: Allows the development of private, dorm-style student homes near transit and near universities and colleges and ensures they are affordable to low-income students.

Affordable Homes for Those at Risk of Homelessness: Encourages the creation of Single Room Occupancy homes, which are homes with shared kitchens and bathrooms, particularly at the very low-income level. This is a housing option primarily for seniors, people with disabilities and people vulnerable to becoming homeless.

Preventing Displacement and Preserving Existing Affordable Homes: Promotes the preservation of affordable homes, protects residents from displacement caused by new development and complements the new Residential Tenant Protection Ordinance.

Housing People, Not Cars: Implements Assembly Bill 2097 and gives residential and commercial builders within a half-mile of a major existing or planned public transit stop the flexibility to build the number of parking spaces they need.

Homes for Seniors and People with Disabilities: Encourages the development of Accessible Dwelling Units (ADUs), which are secondary housing units on the same lot as single-family homes that are accessible for people with disabilities by amending the ADU Home Density Bonus Program.

Putting All Government Land to Good Use: Provides public agencies greater flexibility in developing homes on publicly owned land by increasing allowed densities and allowing affordable home developments on premises zoned as commercial or residential.

Building Family Homes in Places with Good Schools and Job Availability: Streamlines regulations to remove barriers to constructing family homes, encourages the development of middle-income homes and allows for affordable homes to be located in areas with good job and school opportunities and a clean environment.

While advancing this package of reforms, the Planning Commission recommended the creation of a working group to allow for more public input on how to spur the development of more missing-middle homes using Senate Bill 10, the state law passed in 2021 that allows for the development of townhomes, rowhomes, small-scale multiple-home buildings and other “missing middle” home types in transit-rich areas.

Following the Planning Commission decision today, the package of 10 HAP 2.0 reforms will go before the Land Use & Housing Committee on Sept. 21 before moving to the full City Council for consideration.

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