



**COUNCIL PRESIDENT PRO TEM BARBARA BRY
CITY OF SAN DIEGO
DISTRICT 1**

MEMORANDUM

DATE: February 24, 2020
TO: Mayor Faulconer
FROM: Council President Pro Tem Barbara Bry *Barbara Bry*
SUBJECT: Addressing Our Housing Crisis – Enforcing Against Short Term Vacation Rentals

This year, I will introduce legislation requiring all new residential projects be used as homes for our residents and prohibited from becoming short-term rentals. Every new unit of housing we negligently allow to be rented out as a short-term rental exacerbates our city's housing crisis.

The City's current draft Sixth Housing Element update to our General Plan lists a target of providing nearly 108,000 new homes over the next eight-year cycle. It also clearly states, *"The City should continue to identify ways to regulate short term vacation rental practices and improve enforcement of short term vacation rental regulations."*¹ The draft housing element recognizes the critical need to not only build and provide more housing, but to ensure these new units are preserved as homes for San Diegans. We will not alleviate the demand for housing if we allow newly developed units to be rented out as mini-hotels.

Unfortunately, property owners are leasing units to corporations like Sonder and Lyric which are turning them into hotel rooms. This is happening all over the city in buildings like The Millennium in Mission Valley, Park 12 in Downtown, and the Louisiana in North Park.

When the Council approves developments that promise to provide a set amount of housing units, we do so on the good faith belief these units will be future homes for San Diegans. My proposed legislation seeks to cure this misuse of precious new housing units.

¹ Draft City of San Diego Housing Element 2021-2029, Page HE-93.

This is not a new concept. The Council followed this rationale when approving the new regulations for Companion Units in 2017. These regulations specifically restrict newly permitted companion units from being rented out on a short-term basis.²

It is my understanding you are now committed to enforcing and ending clear violations of this ordinance. It is also in your power to enforce the Municipal Code, which does not allow for the use of residential units as short-term vacation rentals. Therefore, I request once again that you enforce the existing code against short-term rentals and end this assault on our valuable housing stock.

cc:

Honorable Chris Ward, Land Use and Housing Chair

Kris Michell, Chief Operating Officer

Aimee Faucett, Chief of Staff

Jessica Lawrence, Director of Policy and Council Affairs

² San Diego Municipal Code Section 141.0302(e).