



# City Councilmember Scott Sherman

*District 7*

**FOR IMMEDIATE RELEASE**

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## **Commercial Flexibility Code Update to Increase Housing Stock in San Diego**

*Code Change Will Help Improve Housing Shortage  
and Reduce Vacant Storefronts*

**San Diego** – Today, the Land Use & Housing Committee approved the 12th update to the City’s Municipal Code and Local Coastal Program. One of the code updates include flexibility options for residential developments requiring commercial use on the ground floor of buildings.

This housing reform first introduced by former Councilmembers David Alvarez and Councilmember Scott Sherman gives building owners the option to convert unused ground floor store fronts into residential dwellings. The code change would help eliminate blight caused by empty storefronts and quickly produce additional housing units on the ground floors of many buildings.

While mixed use developments have been successful in some parts of the city, they have failed in neighborhoods with less foot traffic. Also, the shrinking demand for retail space due to online shopping and the high costs of tenant improvements for restaurants have left many commercial spaces vacant throughout the city.

Opening this space for residential use will quickly produce additional housing units to help improve San Diego’s housing crisis.

San Diego is facing a severe housing crisis forcing younger generations to move out of the region. The cost of living is far outpacing income and San Diego families are consistently spending more than 30 percent of their incomes on housing. Average rent in San Diego now costs over \$1,700 a month and the median price of a home in the county well exceeds a half-a-million dollars. On average, San Diegans spend more of their annual income on housing than San Franciscans!

“Commercial flexibility provides building owners more options to better utilize their space by converting blighted empty space with much needed housing units,” said Councilmember Sherman. “While this is another step in the right direction to fix our housing crisis, much work needs to be done

“This commercial flexibility code update provides more options that will increase the housing stock in our region,” said Councilmember Sherman. “This important update will provide a mechanism to allow the market to dictate need in San Diego’s many diverse communities.”

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