



**CITY OF SAN DIEGO
EXECUTIVE ORDER NO. 2023-1
BY THE MAYOR**

WHEREAS, housing costs in the City of San Diego have risen with average rent prices increasing 46 percent from 2012 to 2019;

WHEREAS, the City of San Diego has a vacancy rate of less than 1 percent;

WHEREAS, 50 percent of City households are housing cost-burdened, meaning these households spend more than 30 percent of their income on housing costs, leaving these individuals and families with inadequate means to pay for the costs of food, medical care, transportation, education and job training, and other basic elements needed to thrive;

WHEREAS, according to the Regional Task Force on Homelessness, for every 10 people placed into housing last year, 13 more people fell into homelessness for the first time;

WHEREAS, the City of San Diego has aggressive goals to address the housing and homelessness crisis. The City's adopted Community Action Plan on Homelessness identified 5,416 permanent housing opportunities needed by 2029 for individuals and families experiencing homelessness;

WHEREAS, San Diego's Housing Element calls for the City to adequately plan to meet its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), which equals 108,036 additional homes in the City of San Diego, with 44,880 of those homes needed for extremely-low, very low, and low-income households to be built between 2021 and 2029;

WHEREAS, to address the housing and homelessness crisis and allow for more homes that San Diegans of all income levels can afford in all communities, the City of San Diego has progressively implemented programs, policies, incentives and funding to accelerate housing production and increase the supply of affordable housing;

WHEREAS, the City of San Diego has continually updated its community plans and zoning regulations to remove barriers to the production of more homes, including the removal of discretionary approval processes wherever feasible and appropriate;

WHEREAS, the City implements State Density Bonus Law, as well as other local incentive programs, including a microunit density bonus program, an accessory dwelling unit home density bonus program, and Complete Communities Housing Solutions incentives, as well as many other incentives designed to streamline and produce more affordable homes;



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WHEREAS, the City of San Diego is recognized as a Pro-housing city by the California Department of Housing and Community Development based on the City's policies that prioritize and expand new home construction;

WHEREAS, the City's Development Services Department (DSD) has several processes in place to expedite the approval of affordable housing;

WHEREAS, the City has redoubled its efforts to focus on housing, including by adding 39 new positions in DSD's Fiscal Year 2023 adopted budget to focus on streamlining the issuance of permits for more housing; and has set a goal to triple the number of new homes approved annually by way of planning as well as operationally through increased capacity for residential permit processing;

WHEREAS, in 2022 alone, DSD issued construction permits for more than 5,000 homes and approved entitlements for nearly 650 homes, and there are another 6,400 homes in the development pipeline;

WHEREAS, despite these efforts, the supply is not sufficient to serve the City's needs and address the growing homelessness and housing crisis. Additionally, DSD is experiencing high demand for its services, which, coupled with a new technology customer learning curve and staffing challenges, has created increased workload volume which is a factor that contributes to delays in processing for many permit types; and

WHEREAS, the City must immediately take steps to reduce the permit backlog, fill vacancies, and streamline permitting to increase the supply of affordable homes.

THEREFORE;

By virtue of authority vested in me as Mayor of the City of San Diego pursuant to the provisions of Article XI of the California Constitution and sections 28, 260, and 265 of the City of San Diego Charter, to promulgate, issue, and enforce rules, regulations, and orders governing the administrative affairs of the City, I hereby declare the following orders and direction to be necessary for the protection of life and property and I hereby order, effective at 11:59 p.m. on January 11, 2023.



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IT IS HEREBY ORDERED THAT:

1. All applicable City Departments shall liberally grant incentives and waivers for Affordable Housing Projects, which means emergency shelters, permanent supportive housing, transitional housing, and projects where 100 percent of the total dwelling units, exclusive of a manager's unit or units, are covenant-restricted for a period of at least 55 years as affordable to very low-, low-, or moderate-income households (Affordable Housing Projects), to the maximum extent allowable.
2. All applicable City Departments shall process any required building permit applications, certificates of occupancy, or temporary certificates of occupancy within 5 business days for applications for 100 percent Affordable Housing Projects and within 2 business days for emergency shelters;
3. All applicable City Departments shall conduct and conclude all reviews required for 100 percent Affordable Housing Projects and to issue all appropriate approvals or requests for corrections for such projects within 30 business days following the project deemed complete date. To the extent practicable, all required reviews and approvals shall be conducted collaboratively with project applicant design professionals and decision makers, by all City departments so as to meet the 30 day periods specified for 100 percent Affordable Housing Projects in this paragraph;
4. All applicable City departments to prioritize and streamline compliance with the provisions of the Building Homes and Jobs Act – Government Code section 27388.1 in order to maximize the City's eligibility for state and federal funds to support the development of emergency shelters, transitional housing, and permanent supportive housing. The City shall seek to comply with or otherwise meet all criteria specified under all applicable state and federal laws that provide for increased resources, funding, access or allowance for temporary or affordable housing;
5. All applicable City Departments shall work to achieve these timelines for 100 percent Affordable Housing Projects by means that include expanding the City's permit expediting processes to include the subject projects and providing additional customer technical and regulatory assistance, conflict resolution, designating specially-qualified project management and review staff, and providing all other resources necessary to provide top quality customer service;



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6. The City's Development Services Department shall work with the Personnel Department to expeditiously fill the remaining 21 vacancies of the 39 new positions added in the Fiscal Year 2023 budget to focus on expedited issuance of building and grading permits for new Affordable Housing Projects;
7. The City's Development Services and Purchasing & Contracting Departments shall prioritize execution and implementation of temporary contracts to assist with the civil and structural engineering backlog to further expedite the issuance of building permits for new Affordable Housing Projects while continuing to ensure the public health, safety and welfare, subject to City Council approval, when applicable, and requirements of the City Charter and San Diego Municipal Code;
8. The City Planning, Development Services, Public Utilities and Engineering & Capital Projects Departments shall issue guidelines by March 15th, 2023 as necessary to implement the provisions of this Executive Order.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11th day of January 2023.

Dated: January 11, 2023

Mayor Todd Gloria