

Land Use & Housing Committee 2020 Priorities and Work Plan

Item	Action	Timeline
Housing goals and reporting timeline	Establish housing goals in the City to complement the Regional Housing Needs Assessment allocations and offer more detail. Similarly, develop a reporting timeline for staff to report progress towards the new goals on a regular basis.	Short
Maximize City land for housing development	Review and update Council Policy 700-10, Disposition of City-owned Real Property, to ensure City-owned lands are contributing to the housing crisis and supplying affordable housing. Review City-owned lands in conjunction with other publicly held lands.	Short
Preservation of existing affordable housing	Receive an update from the San Diego Housing Commission on affordable housing stock in San Diego and explore funding and policy solutions for long-term preservation.	Short
Update on the utilization and cost of the City's placemaking policy	Review the number of placemaking permits issued since adoption of the ordinance in 2018 and discuss whether amendments to the policy are needed.	Short
Reform of Development Impact Fees	Review policies to recalculate Development Impact Fees based on proposed project square footage rather than proposed unit count, including as part of the City's Complete Communities initiative.	Short
Construction of Movable Tiny Homes	Update the City's municipal code to allow for the permitting and construction of Movable Tiny Homes.	Short
Pet Friendly Housing Ordinance	Adopt a Pet Friendly Housing Ordinance that would prohibit bans on pets in rental leases and expand rental options for San Diego households with pets.	Mid
Update on Age Friendly Living in San Diego	Receive an update on the City's Age Friendly Community Plan and explore policy options to allow seniors to live in place.	Mid
Incentives for the construction of Accessory Dwelling Units (ADUs)	Review state and local policy options to incentivize the construction of ADUs as a means to expand affordable housing, including the granting of amnesty to unpermitted ADUs, self-certification, and a review of recently adopted state legislation such as SB 330.	Mid

Preservation of Single Room Occupancy (SROs) units	Receive an update of the City's policy on Single Room Occupancy Hotel Regulations, explore policy and funding solutions to preserve existing SROs, and determine future supply needs.	Mid
Reform of Development Impact Fees	Review policies to recalculate Development Impact Fees based on proposed project square footage rather than proposed unit count.	Mid
Incentives for housing development in Transit Priority Areas	Develop policies to incentivize housing development in Transit Priority Areas.	Mid
Community Land Trust	Explore options to establish a City-sponsored Community Land Trust to promote the development of affordable housing, including coordination with other local government agencies with public land available. The Select Committee on Homelessness initiated this discussion in November 2018.	Long
New funding for the construction of affordable housing	Receive an update from the Housing Commission on Vacancy study and review policy options related to a vacancy tax.	Long
Update Council Policy 600-24, Community Planning Groups	Review an update to Council Policy 600-24, as recommended by this Committee in 2019, to reform the composition, education and reporting of the City's community planning groups.	Long
Historic Resources Board	Review procedures of Historic Resources Board and explore reforms for additional Council oversight.	Long
City of San Diego Planning Department	<ul style="list-style-type: none"> • Clairemont Mesa, Kearny Mesa Community Plan Updates • 2021-2029 Housing Element Review and Adoption • Complete Communities Policy Review and Adoption • Review of select 2019 State legislation related to housing • 2020 Housing Inventory • 2020 Land Development Code Update 	
City of San Diego Development Services Department	<ul style="list-style-type: none"> • Operational changes related to the revised inclusionary policy • Annual update on Housing Expedite Program • Update on permit streamlining process 	
City of San Diego Real Estate Assets Department	<ul style="list-style-type: none"> • City lease renewals • Sale of City properties 	