

Land Use & Housing Committee 2023 Work Plan

TOPIC	ACTION
Land Development Code	<p>Explore potential updates with DSD, the Planning Department and the City Clerk to how the city provides public access to the Land Development Code (LDC), including hyperlinks to LDC references and access to revisions to the LDC.</p> <p>Review implementing language for state legislation affecting city codes related to housing and land use within proposed Land Development Code updates for 2022 and 2023.</p> <p>Review the city’s existing density bonus programs for middle-income and low-income housing and discuss any needed updates to ensure each program’s success.</p>
Development Services Department	<p>Review existing permitting process in the Development Services Department (DSD) for the construction of new housing units and explore potential streamlining measures that facilitate the construction of more units faster, including identifying the budgetary resources required to address filling vacancies and upgrading information technology (IT) systems in DSD and other relevant departments.</p> <p>Receive report from DSD regarding the results of the Mayor’s executive order to process affordable housing projects within 30 days.</p>
Preserve and Protect Existing Affordable Housing Units	<p>Evaluate and review existing affordable housing units under lease with the city to determine if leases can be extended to preserve the affordability restrictions in place long-term.</p> <p>Receive an affordable housing preservation update from the San Diego Housing Commission (SDHC) and explore options to extend affordability restrictions and explore ways to increase relocation assistance for residents displaced by the conversion of an affordable property to market rate.</p> <p>Discuss policy options to adopt a Preservation Ordinance as recommended in 2020 Preserving Affordable Housing in the City of San Diego study.</p>
Affordable Housing Fund Annual Plan and Annual Report	<p>Receive Affordable Housing Fund Annual Plan and Affordable Housing Fund Annual Report from SDHC.</p>
Middle-Income Housing	<p>Discuss strategies to increase the construction of middle-income homes in the city, including requesting a review by city staff on how the complexity of the Land Development Code may slow down new middle-income housing projects.</p>

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First Time Homebuyer Programs	<p>Finalize pilot program for a Middle-Income First Time Homebuyers Program that would provide assistance to San Diegans who make 80%-150% of the Area Median Income.</p> <p>Discuss long term funding opportunities for a permanent Middle-Income First Time Homebuyers program, such as development of a middle-income housing fund or issuance of general obligation bonds.</p> <p>Explore strategies to expand the existing low-income First Time Homebuyer Program and how to increase participation in communities of concern.</p>
Review Housing Inventory Report and Annual Housing Goals	<p>Receive status update on the city’s Housing Inventory Report and review progress in meeting stated housing goals for the production of middle income, low income and permanent supportive housing units and the number of affordable units lost or preserved.</p> <p>Receive informational update on the Regional Housing Needs Assessment. Detail should be provided on number of commercial properties converted for housing and the number of modular homes built in the city.</p>
Single Room Occupancy Units	<p>Explore ways to increase and incentivize development of and preservation efforts for existing Single Room Occupancy (SRO) units, including reviewing the number of SRO units lost/preserved, reduced permitting fees, and other streamlining measures.</p>
Accessory Dwelling Units (ADU)	<p>Monitor construction of ADUs, JADUs and tiny homes to assess effectiveness of the city’s incentives to build these units. Explore potential reforms to current policies if needed and receive update from SDHC on its ADU program.</p>
Modular Housing	<p>Explore policies to facilitate the construction of modular housing in the city, including strategies to attract modular home manufacturers to locate production plants in the city.</p>
Federal, State and Regional Agency Grant Funding for Housing Related Opportunities	<p>Receive informational update from city staff, SDHC, and city lobbyists regarding available grant funding for the creation of permanent supportive housing, affordable, and middle-income units.</p>
Underutilized Commercial Properties	<p>Explore use of underutilized commercial properties for middle income and affordable housing production.</p>
Housing Financing Strategies	<p>Explore innovative housing financing strategies through tax credit allocations, incentive programs, bonding opportunities, potential new revenue streams and options to increase gap financing for affordable housing development in the City.</p>

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	<p>Receive SDHC and EDD updates on the performance of each affordable housing Notice of Funding Availability (NOFA) issued, awards and review potential for consolidation of these two separate NOFA programs.</p>
<p>Focused Discussion on IBA Report 22-30</p>	<p>Discuss IBA Report 22-30: Response to Request for Analysis on Improving Housing Affordability and explore recommendations.</p>
<p>Housing Stability Assistance Program</p>	<p>Receive update from SDHC regarding the Housing Stability Assistance Program, explore any needed amendments to the program and potential to expand the program.</p>
<p>Homelessness Solutions</p>	<p>Explore strategies and opportunities to increase the number and types of shelter opportunities for people experiencing homelessness.</p> <p>Receive an update on progress made in the Community Action Plan on Homelessness and recommended updates to the plan.</p> <p>Receive regular progress reports from SDHC and the Homelessness Strategies and Solutions Dept. (HSSD) on the following: homelessness programs, shelter sites, efforts to build deeply affordable income restricted and permanent supportive housing units, ongoing efforts to increase funding- including grant applications (HHAP, Encampment Resolution Funding Grant Program and Homekey), proposed program changes, street outreach, Clean SD, Neighborhood Policing and ongoing budgetary needs.</p> <p>Receive an update from HSSD regarding use of FY23 homelessness outreach funding, including additional resources allocated in the FY23 budget for dedicated homeless outreach in in downtown and the urban core (Barrio Logan, Sherman Heights, Logan Heights, Grant Hill, Memorial and Stockton).</p> <p>Discuss additional state and federal legislation the city should pursue to increase housing and homelessness funding and programs.</p> <p>Receive an update on the Safe Parking and Safe Villages programs and locations.</p> <p>Receive report on coordination of services by public agencies and stakeholders on existing programs aimed at preventing and addressing homelessness for low-income seniors, those</p>

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	<p>with disabilities, LGBTQ+ families and youth, families with dependents and the safe discharge of homeless individuals by local hospitals.</p> <p>Explore options to decrease sidewalk camping in the city.</p>
Childcare Facilities	Explore regulatory reform and incentives to expand childcare facilities in support of San Diego families and youth, including the opportunity to site childcare facilities at city park and recreation facilities, where opportunities exist, per the voter approved Proposition H and incentives for private housing developers to include on-site child care services in proposed projects through SDHC/City NOFAs.
Real Estate Performance Audit Updates	<p>Receive update from Department of Real Estate and Airport Management regarding the implementation of recommendations from the City Auditor’s Performance Audit of the City’s Major Building Acquisition Process, including any items that require committee and City Council approval.</p> <p>Receive an update from Department of Real Estate and Airport Management on all city lease agreements, including status and compliance. This review should include discussion of the City Auditor’s Performance Audit of City Leases and monitoring of implementing any recommendations.</p>
Community Plan Updates	Complete community plan updates on track to advance in 2023, including Hillcrest, College and University City.
Revisions to Council Policy 700-10, Disposition of City-Owned Real Property	Discuss revisions to Council Policy 700-10, “Disposition of City-Owned Real Property,” in order to ensure that the use of surplus land for affordable housing is a primary consideration when the city considers selling property. Evaluate the housing capacity of city-owned residential property as part of the disposition process.
De Anza Cove Amendment to the Mission Bay Park Master Plan	Monitor and review the De Anza Cove Amendment to the Mission Bay Park Master Plan.
Eviction Prevention Program	Receive update from SDHC on the Eviction Prevention Program and explore any needed changes to ensure program services are available to all San Diegans who require them.
Civic Center Revitalization Project	Receive updates on progress of the Civic Center Revitalization Project.
Redevelopment of Midway/Sports Arena	Receive updates on the redevelopment of the Midway site and progress on Exclusive Negotiation Agreement performance milestones.