

Land Use & Housing Committee 2022 Work Plan

Item	Action
Middle-Income Housing	Discuss strategies and potential changes to city codes and programs 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 housing projects.
Middle-Income Housing Working Group Updates	Receive updates from the city's Middle-Income Housing Working Group.
Middle-Income First Time Homebuyer Program	Explore creation of a Middle-Income First Time Homebuyers Program that would provide assistance to San Diegans who make 80%-120% of the Area Median Income.
First Time Homebuyer Program	Explore strategies to expand the existing First Time Homebuyer Program and how to increase participation in communities of concern.
Review Density Bonus Programs for Middle-Income and Low-Income Housing Projects	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.
Permitting for New Housing Units	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, including addressing vacancies in DSD and an update regarding the Permit Now program.
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.</p> <p>Explore options to extend affordability restrictions.</p> <p>Explore ways to increase relocation assistance for residents displaced by the conversion of an affordable property to market rate.</p>
Affordable Housing Preservation Update	Receive an affordable housing preservation update from the San Diego Housing Commission.
Affordable Housing Fund Annual Plan and Annual Report	Review Affordable Housing Fund Annual Plan and Affordable Housing Fund Annual Report from the San Diego Housing Commission.
Single Room Occupancy Units	Explore ways to increase and incentivize the development and preservation of existing Single Room Occupancy (SRO) units, including reviewing the number of SRO units lost/preserved, reduced permitting fees, and other streamlining measures.

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Coordination with Regional Agencies for Transit Oriented Development	Work with regional agencies, such as Metropolitan Transit System (MTS), to stimulate affordable housing development near MTS public transit sites.
Review Housing Inventory Report and Annual Housing Goals	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. Receive informational update on the Regional Housing Needs Assessment.
Accessory Dwelling Units (ADU)	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.
San Diego Housing Commission ADU Pilot Program	Receive update from the San Diego Housing Commission on its ADU pilot program.
Modular Housing	Review and explore policies to facilitate the construction of modular housing in the city.
Federal, State and Regional Agency Grant Funding for Housing Related Opportunities	Receive informational update from city staff, San Diego Housing Commission, and city lobbyists regarding available grant funding for the creation of permanent supportive housing, affordable units and middle-income units.
Implementation of State Legislation	Review and discuss implementing language for state legislation affecting city codes and regulations related to housing and land use.
Eviction Prevention Program	Receive update from the San Diego Housing Commission on the eviction prevention program and explore any needed changes to ensure program services are readily available to all San Diegans who require them.
Eviction Moratorium	Receive update on existing eviction moratorium and discuss any needed amendments to the existing policy.
Housing Stability Assistance Program	Receive update from the San Diego Housing Commission regarding the Housing Stability Assistance Program and explore any needed amendments to the program.
Review Land Use and Housing Goals of the Community Action Plan on Homelessness	Receive an update on progress made in the land use and housing related goals of Community Action Plan on Homelessness.
Regular Land Development Code Updates	Receive regular updates from city staff regarding memoranda and bulletins related to the Land Development Code which seeks to clarify, resolve, or interpret legislative intent.
Childcare Facilities	Explore regulatory reform and incentives to expand childcare facilities in support of San Diego families and youth.
Right-of-Way Vacation Process	Review process for privately initiated right of way vacations and propose structural changes, if necessary.

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Code Enforcement	Review and monitor findings and recommendations made in City Auditor’s proposed Performance Audit of Code Enforcement.
Review of City Leases	Receive an update from DREAM on all city lease agreements, including status and compliance. This review should include discussion of the City Auditor’s pending performance audit of city leases and monitoring of implementing any recommendations. This update should also include data regarding any re-negotiated city leases due to the effects of ongoing pandemic.
Major Building Acquisition Process Improvements	Receive update from DREAM 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.
Community Plan Updates	Complete community plan updates on track to advance in 2022, including Clairemont Mesa, Mira Mesa and University City.
Economist for the Planning Department	Explore creation of a position within the Planning Department for an Economist who could provide the city with analysis on how zoning changes that affect density could spur development within each community.
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.