YIMBY Democrats of
San Diego County

3401-A Adams Avenue #345
San Diego, CA 92116

yimbydemssd@gmail.com

EXECUTIVE BOARD

President
Angeli Hoyos

Vice President
Victor Avina

Secretary
Summer Bales

Treasurer
Saad Asad

Policy Committee Co-Chairs
Thomas DeFranco
Jordan Latchford

AdComms Committee Chair
Wesley Morgan

Endorsement Committee Co-Chairs
Walt Bishop
Ashley Harrington

August 2, 2023

Planning Commission
City Administration Building, 12th Floor
202 C Street
San Diego, California 92101

RE: ITEM 2: HOUSING ACTION PACKAGE 2.0 & SB 10 Implementation - SUPPORT

Dear Chair Hofman and Planning Commissioners:

On behalf of the YIMBY Democrats of San Diego County, please accept the following comments in **support** of the Housing Action Package 2.0, which includes SB 10 implementation.

The YIMBY Democrats of San Diego County are dedicated to advocating for abundant housing, economic inclusion, and green communities. In addition to developing more affordable and market-rate housing to increase the supply of housing, we believe in prioritizing infill development near transit and employment centers with the goal of increasing our housing supply, leveraging our urban environments, protecting our natural resources and advancing economic inclusion and opportunity for all.

As advocates for sustainable growth and new housing, we are grateful for the City's hard work on the Housing Action Package to provide housing for all. Overall, we are in strong support of the Housing Action Package 2.0. In particular, we support: AB 2097 Implementation, ADA Accessible Accessory Dwelling Units, Housing on Publicly Owned Land, Housing on Underutilized Commercial Sites, Off Campus Student Housing, Single Room Occupancy (SRO) Incentive, Complete Communities: Housing Solutions (CCHS) Amendments, the Anti-Displacement Measures, and the Missing Middle Regulations (Senate Bill 10 implementation).

We commend Mayor Gloria and the City's Planning department for introducing Missing Middle Housing Regulations, as it aims to promote more housing options in areas that currently only permit single family homes. In particular, by allowing parcels zoned in sustainable development areas (SDAs) with the opportunity to develop one home per 1,000 square feet of lot size with a maximum of ten homes, this will bring modest development as opposed to what opponents to the proposal may claim. In addition, we are encouraged to see the City's commitment to furthering fair housing efforts by promoting fair and equal housing opportunities for all.

Further, the addition of bedroom requirements is crucial as it will allow more housing for families. We are supportive of the current proposal that allows a potential 129,679 parcels for development because it will provide the most opportunities for housing.

San Diego has a RHNA Target of 108,036 Housing Units by 2029. To achieve that, we need housing of all types including: Apartments and Condominiums, Duplexes, Triplexes, and Fourplexes, Bungalow & Cottage Courts, Townhomes, ADUs, etc. Smart development and housing policy looks like: Upzoning, Student & School Employee Housing, Faster Approvals, Social, Senior, and Veteran Housing, Homeownership & Affordability Incentives, Commercial to Residential conversions, Lot Splits, and Enforcement of Housing Laws. If we fail to implement much needed housing policy to increase the supply, no progress will be made towards our housing targets. We must be creative with tackling the region's housing crisis. SB 10 is a tool to increase missing middle housing opportunities.

Limiting the most desirable lots in the most desirable areas of the City to ONE, detached, single family home has had its consequences. Instead of natural, market-driven scalability, we have seen housing supply released throughout a seemingly random selection of larger developments. SB 10 gives our communities the opportunity to organically adapt and grow. SB 10 will allow us to accommodate housing demand more evenly. Diversity of housing choices will help people stay in the neighborhood as their lifestyle needs change.

The aim of the Missing Middle Regulations (Senate Bill 10) proposal is to increase opportunities for more homes in transit-rich neighborhoods for all San Diegans and increase walking/rolling, biking, and transit ridership to reduce vehicle miles traveled and greenhouse gas emissions. We believe that creating SB 10 in our City will create new opportunities to build missing middle homes near jobs, schools, and transit.

SB 10 implementation will:

- **Provide diverse and affordable entry points** into urban areas for communities of color and other marginalized groups, who have been systematically excluded from high opportunity areas.
- **Reverse decades of unsustainable sprawl** by placing housing near transit.
- **Eliminate the need to build in fire prone areas**.
- **Leverage existing infrastructure** by creating housing in High or Highest Resource Areas.
- **Fund new infrastructure** for new and existing residents through development impact fees.
- **Support our Climate Action goals** by reducing average miles driven and encourage transit and living within walking distance to amenities such as restaurants, shops, and small businesses.
- **Drive fiscal responsibility** by avoiding bespoke infrastructure investments in sprawling areas, creating property tax revenues and development impact fees, and secure financial solvency.

We believe that Missing Middle Housing is the path to a better San Diego, welcoming neighbors are the fabric of our communities, and neighborhood character is more than saying “no.” We are in strong support of many elements of the Housing Action Package 2.0 which includes SB 10, and encourage the Planning Commission to approve this policy package. We look forward to a City that fosters a healthy community with affordable housing, accessible transit options, and sustainable placemaking opportunities.

Thank you for your time and consideration.

Sincerely,

Angeli Hoyos
President
YIMBY Democrats of San Diego County

CC:

Mayor Todd Gloria
Council President Sean Elo-Rivera
Council President Pro Tem Monica Montgomery Steppe
Councilmember Joe LaCava
Councilmember Dr. Jennifer Campbell
Councilmember Stephen Whitburn
Councilmember Marni von Wilpert
Councilmember Kent Lee
Councilmember Raul Campillo
Councilmember Vivian Moreno