



## LAND USE, HOUSING & DEVELOPMENT POLICY

Business as usual has brought San Diego a housing shortage, poor land use results, significant delays in permit processing, and controversy over virtually every significant development-related decision. Limited land remains available for development and we must ensure that any new development is carried out in ways that are sensitive and beneficial to the needs of communities both in the short and long term. At the same time, we are building too little housing, and most of the new housing is too expensive for typical working households.

A fresh and comprehensive look at the way we make land use, housing and development decisions in San Diego is required to achieve our objectives for a sustainable future, the reinvigoration of the housing market, and reducing conflict that wastes both time and money. This will be the value of having a proactive leader, one who gets ahead of problems instead of just reacting, in the Mayor's office!

### AS YOUR MAYOR:

✓ *I WILL CLEARLY IDENTIFY OUR NEEDS:*

Our communities thrive best when they are effectively connected as parts of a whole – through comprehensive transportation systems, a collaborative political process, and effective sharing of resources. This can only be achieved by clearly identifying our needs at the community level as well as citywide, based on a clear vision of the city we want. By looking to the future and planning accordingly we can assure that progress benefits the entirety of the City of San Diego.

• *I WILL ENSURE A MORE COLLABORATIVE PLANNING PROCESS:*

Increasing allocations for staffing and financial resources that will keep community plans current, so that they can be used as the primary points of reference for good land use decisions.

Preparing and approving a master environmental impact report which addresses the impacts of anticipated build-out within each plan area, simplifying any subsequent project-specific analyses.

Setting both maximum and minimum densities, to ensure a gradual transition to land uses which are required to accommodate the city's growing population needs. Land use applications which are consistent with the plan should therefore not require further discretionary approval.

Establishing a uniform set of operating rules for planning groups and providing them with the training and professional staffing needed to make informed recommendations. With these reforms, the planning groups can more effectively help decision makers establish priorities for improved services and infrastructure.

Redesigning the processing required for individual project applications and plans to be more efficient which will allow for swifter review and approval of plans requiring building permits or other administrative permits. Our goal will be to ensure that no applications will be delayed by such factors as changes in city staffing, staff vacation schedules, or new demands for revisions.

Ensuring better coordination between Planning and Development Services to reduce costs and improve efficiency. Monitoring our numerous plans (infrastructure, budget, greenhouse gas reduction) to make sure they are not in conflict with one another and are consistent with the General Plan.

- *I WILL ENSURE THE RIGHT KIND OF HOUSING IN THE RIGHT PLACES:*

Implementing community pilot programs for areas which are close to job centers and can readily accommodate more housing, in order to test the effectiveness of changes in land use on a smaller scale before rolling them out citywide.

Preventing blanket waivers of height and parking requirements that ignore the particular needs of each community.

Determining incentives that will result in greater affordable housing construction. Producing units affordable to middle-income households will take pressure off lower-income households, who currently are being outbid for previously affordable units.

Requiring greater affordability in return for making housing incentives available.

Facilitating building of accessory dwelling units (or granny flats) by expediting processing, reducing fees, and offering pre-approved, standard architectural plans.

Investigating creation and expansion of assistance programs to reduce down payment requirements and interest rates for borrowers who have good credit and wish to transition from renter to owner status, in order to help to provide better housing opportunities and stabilize neighborhoods.

Ensuring that communities receive tangible benefits in return for community plan amendments, in between comprehensive updates, that increase building intensity.

Ensuring that a housing development strategy will be carried out in tandem with expansion and improvement of the transit system by requiring the city to collaborate closely with SANDAG and MTS in planning and financing transit system improvements. Ensuring that new, higher-density housing is located close to job centers and to public transit corridors, as well as within mixed-use developments.

Prohibiting further destruction or conversion of SROs (single room occupancies) unless new development plans include equally affordable replacement units.

Limiting short-term vacation rentals to primary residences only, to keep investors from turning homes into mini-hotels. They remove large numbers of units from the market, drive up housing costs, reduce local government revenues, undercut the hospitality industry, and, worst of all, disrupt stable residential neighborhoods.

Establishing a financing plan to which all who benefit contribute in a fair and immediate way to upgrading and maintenance of existing infrastructure – streets, sidewalks, bridges, parks, water lines, sewer pipes, storm drains – and to construction of new needed infrastructure beyond what developers are required to provide.

*As current President Pro Tem of the San Diego City Council, Chair of the Budget and Government Efficiency Committee and Vice Chair of the Rules Committee and the Committee on Public Safety and Livable Neighborhoods I will continue my efforts to ensure that the City of San Diego stops lurching from one bad decision to the next and instead looks to incorporate long range planning into its deliberations so that when rules and regulations are implemented they will result in benefits for ALL of San Diego.*

**I DON'T JUST TALK ABOUT THESE ISSUES, I DELIVER:**

- First elected official to oppose the SoccerCity land grab.
- Stood up against AirBnB disruption of our neighborhoods.
- Questioned the \$72 million purchase of 101 Ash Street without a long-term real estate strategy.
- Helped create a partnership between Habitat for Humanity and the San Diego Jewish Community Foundation to fund a program that will allow Habitat to scale its efforts to sell homes at affordable prices to more first-time home buyers.