



January 20, 2022

San Diego
202 C Street
San Diego, CA 92102
Via Email

SUBJECT: 2022 Climate Action Campaign Land Use and Housing Committee Priorities Recommendations

Honorable Chair Moreno and Committee Members,

Climate Action Campaign (CAC) is a San Diego and Orange County based nonprofit organization with a simple mission: stop the climate crisis through effective policy action.

We look forward to working with the City of San Diego's Land Use and Housing Committee. This letter summarizes our recommended priorities for this year:

Agendize CAP 2.0 for Review, Feedback, and Committee Work Plan Development:

In 2021, the City released a Climate Action Plan (CAP) draft update. The CAP is an integral part of the City achieving a zero carbon future.

We recommend that the Committee agendize an overview presentation of CAP 2.0 by the Sustainability & Mobility Department, specifically on the elements that relate to land use and housing. We recommend that the Committee focus any feedback on Strategy 3: Mobility & Land Use of the CAP. This is an important opportunity for the Committee and public to review and provide further feedback on CAP land use strategies to ensure that it is as inclusive and robust as possible.

Incentivize Affordable Housing Development Near Transit Priority Areas and Job Centers:

To stop auto-centric sprawl development, which is one of our region's greatest sources of emissions, San Diego must commit to developing equitable, sustainable, deed-restricted, affordable housing near transit priority areas and job centers, which is a key equity strategy to reduce VMT and GHG emissions.

The City will not be able to meet or exceed it's RHNA or CAP mode shift goals without implementing intentional land use patterns that create bikeable, walkable neighborhoods. We recommend that the Committee explore the following measures to increase the supply of affordable housing near transit:

- Work with MTS to stimulate affordable housing development near MTS public transit sites and employment centers.
- Further explore infill opportunities to utilize existing properties adjacent to transit and job centers to develop affordable housing for very low-income and low-income families; and
- Explore options for establishing a city-sponsored Community Land Trust to boost affordable housing production near transit and support inclusive communities.

Identify Equitable Housing Opportunities on Public Land and Social Housing Opportunities:

On September 16, 2021 the Committee agendaed a presentation on “Scaling Up Equitable Housing on Public Land” with a goal to streamline the development of housing on public land process and create ten 1,000 unit development opportunities on 300 acres, with 55% of the units being deeply affordable housing and 45% of the units being middle income housing. We recommend that the Committee continue to pursue this concept by identifying equitable housing opportunities on public land and creating implementation strategies.

We also recommend that the Committee identify social housing opportunities, which are critical to solving the housing affordability crisis.

Request a Presentation of Blueprint SD:

In 2021, Mayor Gloria announced the “Homes For All of Us” housing package, which includes Blueprint SD. Blueprint SD is an opportunity for San Diego to streamline the Community Plan Update (CPU) process, and develop and implement robust CPUs that will help the City make greater strides to meet and exceed its legally-binding CAP targets, and General Plan and RHNA goals.

We recommend the Land Use and Housing Committee request a presentation of Blueprint SD before the plan goes to City Council.

Direct Staff to Develop Anti-Displacement Strategies:

It is essential that San Diego provide housing for all and ensure that residents have the resources, support, and tools to face housing related challenges. The COVID pandemic has magnified the affordable housing crisis in San Diego and tenants are struggling to pay rent. We recommend that the Committee direct staff to develop the following anti-displacement strategies:

- Create a Tenants Protection Board that serves as a mediation and arbitration resource for tenants, helping them navigate issues like landlord abuses and wrongful evictions that can lead to displacement.
- Create a Rent Registry that includes the following information for tenants: address of rental unit, type of unit, rent charged; name and address of property owner and landlord; whether the landlord lives on-site or not; and declaration that all information required by the Tenants Protection Board provided for each unit.

- Create a Rent Control Ordinance, which is one of the most effective policies to meet the affordable housing demand of renters and protect vulnerable populations.

Seek Federal, State, and Local Funding Resources to Increase Housing Options:

The City must pursue funding from federal, state, and local sources to increase and preserve affordable housing, stabilize communities of concern, and prevent displacement. We recommend that the City take the following actions to secure affordable housing funding sources:

- Work with the SDHC and non-profits to obtain available funding for the creation of permanent supportive housing and affordable units.
- Emulate or partner with the County of San Diego's "Innovative Housing Trust Fund".
- Secure Federal agency funding, particularly from the Department of Housing and Urban Development (HUD) programs, which can provide assistance with Low-Income Housing Tax Credit (LIHTC), to finance affordable housing rehabilitation and preservation.

We appreciate the consideration, and look forward to partnering with the Committee on these and other environmental, land use, and housing efforts.

Sincerely,

Madison Coleman

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Climate Action Campaign