

To: LWV SCC Board

From: LWV SCC Housing Action Policy Committee

RE: Requesting: 1) Board adoption of Action Steps under Policy Goal 1 of HAP; and 2) establishing permanent LWVSCC Housing Committee

Date: January 9, 2024

From: Lisa Ratner, Chair Housing Action Policy Committee

Background:

On November 8, 2023, the LWV SCC Board adopted by concurrence the Preface and 8 Policy Goals of the San Diego Region's Housing Action Policy (HAP) recommended by our LWV SCC Housing Action Policy Committee. LWV San Diego Region's HAP 8 broad Policy Goals are each followed by a more specific series of Action Steps. We decided to delay recommending that the Board adopt the Action Steps under each Goal until we could review those Steps to see if they made sense under our local conditions.

Our Housing Action Policy committee met on January 8 and discussed whether the LWV SCC should adopt the Action Steps under Policy Goal 1. (We will consider Action Steps under the seven other Policy Goals at later meetings.) We are now recommending:

1) that the Board adopt the Action Steps under Policy Goal 1 with minor additions to account for local conditions; and

2) that the Board establish a permanent Housing Committee to follow County housing issues.

**I. Action Steps under Policy Goal 1 should be adopted by the LWVSCC Board**

These Action Steps are suggested policies to help create a sufficient affordable housing supply and liveable communities for all income levels in the County, under Policy Goal 1 of the LWV SCC Housing Action Policy. They are not an exhaustive list but highlight many of the policy tools the state, counties, and cities have used or considered to meet Policy Goal 1. These steps may be used, but are not required to be used, by the League to advocate for affordable housing and livable communities for all income levels.

We considered whether local conditions would require the Action Steps to be deleted, made more specific, or more general. We made a few minor changes to make the Action Steps more specific or have them mirror programs in the County Housing Element Update but otherwise adopted them in their entirety. We also changed references from "Region" in the original to "County." All changes are in italics.

## Policy Goal #1 of the Housing Action Policy and supporting Action Steps

### 1. Create a sufficient affordable housing supply and livable communities for people of all income levels, distributed throughout the *County*.

The action steps under goal #1 are:

- Create a League Housing Committee to implement the actions in this document
- Pursuant to the Housing Element Update process, monitor individual jurisdictions to ensure that they adopt Housing Elements which accommodate their assigned RHNA goals in all income categories and have meaningful programs to achieve those goals. This will help ensure that sufficient land is designated and zoned with adequate sites to accommodate assigned RHNA goals.
- Monitor implementation of the adopted Housing Elements using the annual progress reports submitted to the State Department of Housing and Community Development.
- Promote the adoption of inclusionary zoning in all jurisdictions countywide.
- Advocate for funding at the local, state, *regional* and federal levels for affordable housing for lower, *moderate, and middle income* households.
- Zone for more affordable and higher density housing in high opportunity communities.
- Improve the quality of schools & services in low-income communities.
- Broaden zoning in single-family neighborhoods to allow additional forms of housing such as duplexes, rowhomes, townhomes, and bungalow courts.
- Set in-lieu fees at a rate sufficient to incentivize developers to build affordable housing.
- Support policies such as lowering parking requirements for low/moderate income housing, micro-unit projects, and housing located near transit *and unbundling parking from housing*
- Support innovative housing products and solutions like repurposed shipping containers, modular homes, tiny homes, community land trusts, co-housing *and limited equity coops*
- Support policies to simplify and streamline permit approval processes in order to reduce costs and create more certainty in the development approval process.
- Plan future affordable housing opportunities in an equitable manner throughout the county preferably in mixed-income communities. Discourage concentration of lower-income units in individual communities. *Support social housing which provides high quality mixed income homes, and which fosters integrated communities and economic opportunity near transit, schools, jobs, and amenities.*
- *Support County-Led housing development on publicly owned underutilized parcels for affordable, supportive and workforce housing development*
- Support the Housing First policy approach to address the needs of homeless households.

[Notes on the italicized language: this is an explanation of edits, not intended to be part of the Action Steps

Bullet point 5: Suggests advocating for financing from a regional source (BAHFA) for affordable housing for lower, moderate, and middle-income households.

Bullet point 10: unbundling parking requirements are another way to lower construction costs.

Bullet point 11: This is a program (Chap.4, 1.02) in the County's Housing Element Update.

Bullet point 13: Social housing is another way to build equitable mixed income communities, and a social housing bill was endorsed by LWVC

Bullet point 14: This is a program (Chap. 4, 1.07) in the County's Housing Element Update similar to social housing]

## **II. The LWVSCC Board Should Establish a Permanent Housing Committee**

The HAP committee agrees that LWV SCC should establish a permanent LWV SCC Housing Committee to implement the goals in the HAP and follow housing issues as they relate to the County. (See Action Step 1.)

Our committee agreed that such a permanent Housing Committee could be used to implement policies in the Housing Action Policy and to follow, study, and recommend action on housing issues as they relate to the County. We intend that such study and action would be episodic, based primarily on the interest and time of committee members.

### **BOARD RESOLUTIONS REQUESTED:**

1. Adopt the Action Steps under Policy Goal 1 as recommended by the Housing Action Committee
2. Establish a permanent LWVSCC Housing Committee to follow housing issues as they relate to the County and to implement policies in the Housing Action Policy