

Potential Local Initiatives for housing

The following draft local initiatives incorporate public input provided in October, November, and December 2023 as part of three public hearing hearings and a public workshop.

Increase the supply of affordable housing:

- Evaluate city-owned property for the development affordable housing by performing preliminary site assessments.
- Explore the development of an ADU density bonus program. The city of San Deigo established such a program. It allows one additional ADU for every ADU on the premises that is affordable to very low income, low income, and moderate income households for a period of not less than 15 years. The affordability of the density bonus units is guaranteed through a written agreement, and a deed of trust securing the agreement.
- Consider developing an AB 1490 inventory that identifies qualifying sites and buildings to increase participation by property owners and developers in the application of the State's adaptive reuse provisions (AB 1490, 2023).

Short term Rentals and Second Homes

- Maintain an active enforcement program to reduce unlicensed STR operators from escaping TOT payments.
- Consider establishing a cap on the number of short term rentals to reduce competition for housing.

Other Programs to Improve Housing Conditions/Supply

- Explore establishing a local or regional housing trust fund for the creation, rehabilitation, and preservation of affordable housing.
- Offer trainings on how to be a good landlord and how to be good tenant.
- Consider a vote of Article XXXIV of the State Constitution (Article 34) to remove regulatory barriers for publicly-owned affordable rental housing should the November 2024 General Election Senate Constitutional Amendment 2 fail to pass.