



February 4, 2016

Mayor Faulconer and Members of the City Council
City Administration Building
202 C Street, 11th Floor
San Diego, CA 92101

RE: Incorporating Affordable Homes and Climate Action Plan Facilities in Rebuild San Diego Measure

Dear Kevin Faulconer and Members of the City Council:

We are writing to clarify and expand upon [our recommendation](#) for the text and implementation of the “Rebuild San Diego” measure intended to finance infrastructure in the City of San Diego. While we are still not prepared to endorse the measure at this time, we do want to clarify our position on necessary improvements to its text.

We appreciate the decision by Councilmember Mark Kersey to hold a special Infrastructure Committee meeting to discuss the proposed measure. And we also thank the Council for planning a subsequent Council meeting to discuss the proposed definition of “infrastructure” on February 9th.

1. Definition of Infrastructure – Affordable Homes:

The definition of “Infrastructure” in the Rebuild San Diego measure should include expenditures related to the construction of affordable homes.

We suggest that the definition of infrastructure include language similar to “reimbursement or direct financing for the development fees or infrastructure construction costs related to the development of deed-restricted affordable homes.”

2. Definition of Infrastructure – Climate Action Plan Facilities:

The definition of “infrastructure” in the Rebuild San Diego measure should include language that ensures expenditures are made to support the [transportation goals of the Climate Action Plan](#), including requiring that existing and new roads be upgraded with sidewalks, bicycle facilities and improvements to benefit transit ridership.

The draft language in the IBA Report is a good starting point for this purpose, because it identifies that the funds may be used for “replacement, rehabilitation, upgrade, reconstruction, ongoing capital repair and maintenance of such permanent improvements” of City infrastructure....” Any changes to the definition of infrastructure would need to incorporate similar language to ensure that funds can be used to improve or enhance existing streets and rights of way that do not presently have adequate facilities for bicycles, walking, or transit.

3. Set-Asides in Charter – Affordable Homes:

The text of the Rebuild San Diego charter amendment should dedicate at least 20 percent of the revenue it generates to the reimbursement or direct financing for the development fees or infrastructure construction costs related to the development of affordable homes near transit.

Twenty percent is an appropriate figure, because it is the percentage of revenues once dedicated to affordable homes from the now-defunct redevelopment program.

4. Set-Asides in Charter – Climate Action Plan Facilities:

The text of the Rebuild San Diego charter amendment should dedicate at least 20 percent of the revenue it generates to expenditures that upgrade or repair existing roads with sidewalks, bicycle facilities, and improvements to benefit transit ridership, to achieve the transportation goals of the Climate Action Plan.

5. Implantation Through Accompanying Municipal Code Changes:

The City should adopt whatever municipal code changes are necessary to implement the Rebuild San Diego charter amendment, before the amendment is considered for approval by voters. While the above baseline provisions should be included in the City Charter, more particular details could be reserved for the municipal code, which can be amended from time to time to suit changing needs and circumstances.

Any such implementation measures should be codified in the municipal code, not council policies. Because council policies are artifacts from the City Manager form of government, as direction from the Council to the city's manager, it remains to be seen whether they will be considered binding upon the current and future administrations structured under the strong mayor form of government.

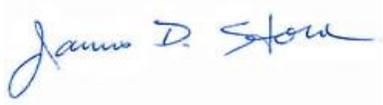
While we believe that set-asides for affordable homes and Climate Action Plan facilities should be placed in the Rebuild San Diego charter text, if they are not included in the charter amendment, then they should also be codified in the municipal code, not in council policies.

6. The Time Frame for Rebuild San Diego Should be Closer to 10 Years, not 30:

The Rebuild San Diego measure should adopt a more modest and appropriate time frame, similar to the 10-year period [recommended by Councilmember Alvarez](#). By confining the measure to 10 years, the City can evaluate how well the Rebuild San Diego sequester of funds operates. If the City and the voters find that the system works well, then they can extend the measure for another 10 years through a subsequent charter amendment. The 10-year time frame will strike the right balance between making commitments for future infrastructure expenditures, and preserving flexibility for an unknowable future.

Thank you for your efforts to improve infrastructure in San Diego. We look forward to working with the City as it continues to improve facilities for affordable homes, bicycling, walking, and transit.

Sincerely,

A handwritten signature in blue ink that reads "Jim Stone". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jim Stone
Executive Director, Circulate San Diego

A handwritten signature in blue ink that reads "Stephen Russell". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Stephen Russell
Executive Director, San Diego Housing Federation

A handwritten signature in black ink that reads "Nicole Capretz". The signature is written in a cursive style with a long vertical flourish extending downwards.

Nicole Capretz
Executive Director, Climate Action Campaign