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SECTION I
INTRODUCTION

INTRODUCTION

Preface

The Housing Element is a component of the General Plan that assesses the housing needs of all economic segments of the unincorporated area. The Housing Element also defines the goals and policies that will guide the County's approach for addressing identified needs and recommends a set of action programs that will implement policies over the next five years.

State law requires that all cities and counties adopt a Housing Element that responds to the special housing needs of their jurisdictions. This Housing Element was prepared in 1998-1999 by revising and updating the previously adopted Housing Element. The revisions incorporate the most current data and information available, including an evaluation of the Housing Element adopted in 1996, an assessment of identified housing needs, and an identification of potential public and private sector resources. Revisions were made to the 1999 Housing Element in response to comments from the California Department of Housing and Community Development (HCD), non-profit housing providers, the private sector, other public agencies, and the general public.

Scope of the Housing Element/State Law

Article 10.6 of the California Government Code describes Housing Element law. Major requirements include the following:

1. An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.
2. An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
3. An analysis and documentation of special needs, such as single female head of households, homeless individuals, individuals with disabilities, large families, farm workers, and the elderly.
4. A regional share of the total regional housing need for all income categories.
5. An inventory of land suitable for residential development, including vacant and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
6. Identifying actual and potential governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups. This analysis also includes demonstrating a jurisdiction's efforts

to remove governmental constraints that impede a jurisdiction from meeting its share of the regional housing need.

7. Identifying actual and potential non-governmental constraints. These are constraints that are usually market driven, such as the price of land, the availability of financing, and construction and labor costs.
8. Identifying and analyzing opportunities for energy conservation in residential developments.
9. An inventory of at-risk units that have the possibility of converting to market rate. This includes estimating the total cost of replacement units of comparable size and rent levels, identifying non-profits that have the capacity of acquiring and managing such developments, and identifying a comprehensive list of potential federal, state, and local funds/subsidies that can be used to preserve at-risk units.
10. A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing, including a five-year schedule of actions that a jurisdiction is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

State law recognizes that the total housing need may exceed available resources and a jurisdiction's ability to satisfy identified needs. As a result, quantified objectives do not need to match the total housing need. However, a jurisdiction is required to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

State law requires that adequate opportunity for public participation be solicited from all economic segments of the community, towards the preparation of the Housing Element and that work be coordinated with other local jurisdictions within the regional housing market area.

Case Law

Decisions by U.S. and State courts have provided specific interpretations of the laws related to housing. The importance of Housing Elements has been reinforced by the courts, especially in California where landmark decisions have been made.

Buena Vista Apartment Association v. City of San Diego Planning Department (1985) was the first appellate level decision to interpret Article 10.6 of the Government Code. The court found that the city's Housing Element lacked programs encouraging the conservation of mobilehome parks or existing affordable apartment rental units.

Consequently, the court ordered the city to amend its Housing Element with conservation programs to substantially comply with State law.

In *Committee for Responsible Planning v. City of Indian Wells* (1989), the court ruled that Indian Well's General Plan was invalid due to its failure to achieve internal consistency and failure to address required statutory requirements in its Housing Element. As a result, the court placed a moratorium until the city brought its General Plan into compliance with State law.

In *Building Industry Association v. City of Oceanside* (1994), the court overturned the city's growth control initiative, because it conflicted with the broad, general language of the Housing Element to "protect, encourage and, where feasible provide, low and moderate income opportunities..."

In *DeVita v. County of Napa* (1995), the court upheld an initiative ordinance that prohibited the rezoning of agricultural land without a vote of the electorate. The court declared that the status of an initiative that either amends or conflicts with the Housing Element was not determined. However, an ordinance may be reconsidered if it poses an obstacle to the adequacy of future revisions.

In *Hoffmaster v. City of San Diego* (1997), the court declared that the city's Housing Element failed to provide adequate sites for transitional housing and emergency shelters. Consequently, the court required the City to identify available adequate sites and to approve all applications for emergency shelters and transitional housing until the City complied with State law.

Although many cases could be cited, the purpose of this section is not to provide a legal overview of housing case law, but to emphasize the importance of the Housing Element in potential litigation. This will become increasingly important as the courts review legal actions brought forth against cities and counties.

The relationship of the Housing Element to other elements of the General Plan (especially Land Use) and development/growth control measures will come under close scrutiny by the courts. As a result, it is critical that a jurisdiction's Housing Element be consistent with other elements of the County General Plan and that development/growth control measures not act as a deterrent in addressing housing needs.

General Plan Consistency and Relationship to other General Plan Elements

The Housing Element is one of the seven General Plan elements required by State law, and the only element required to be revised every five years. The other elements of a general plan include Land Use, Circulation, Open Space, Conservation, Safety, and Noise. The County General Plan includes these State mandated elements as well as the Recreation, Seismic Safety, Scenic Highway, Energy, and Public Facility Elements. The connection between the Housing and Public Facility Elements is particularly

important to establish in order to ensure that all housing proposals in the unincorporated area have access to adequate infrastructure and services.

The County Housing Element is consistent with the other elements of the County General Plan. The Housing Element does not propose changes to other elements of the County General Plan or the Zoning Ordinance. The Housing Element does not modify or relocate density, and doesn't recommend policies and action programs that would create housing at the expense of goals and policies within other County elements. However, several elements of the General Plan may affect housing development strategies because they govern actual or potential environmental or man-made factors that may impact the ability to accommodate housing.

The County Housing Element establishes housing goals, policies, and objectives, addresses governmental constraints, and identifies adequate sites to address housing needs (within the context of the Land Use Element) over a five-year period. Consequently, the Housing Element affects County policies for growth and the placement of residential uses. The success of housing programs in the unincorporated area depends on land use designations, transportation networks, and the availability of infrastructure and services.

The County's Regional Growth Management Plan is also incorporated in the County General Plan and the Zoning Ordinance. The Plan contains policies that phase growth with the availability of public facilities. Currently, the County and region's jurisdictions are working with the San Diego Association of Governments (SANDAG) in updating the Regional Growth Management Strategy. The purpose of the update is to identify new growth management actions that address such issues as increased economic opportunities, transportation accessibility, adequate housing sites, and the preservation of unique natural habitats.

The Housing Element is the policy framework that sets forth a range of action programs designated to meet the varying housing needs within the unincorporated area of San Diego County. Therefore, it should be used as a guide for communities to assess their housing needs while preserving and enhancing their unique community character. The County also has a variety of housing policies, ordinances, and programs that provide assistance, incentives, and regulatory relief to developers that provide affordable housing opportunities in the unincorporated area.

Sources of information

Preparation of the revised Housing Element for the 1999-2004 Housing Element cycle utilized current data, including the following:

- California Housing Partnership Corporation

- California Department of Housing and Community Development
- California Department of Finance
- Immigration and Naturalization Service, Statistical Branch
- National Association of REALTORS, "Real Estate Outlook," 1995
- Regional Task Force on the Homeless, Regional Homeless Profile, May 1998
- SANDAG, Regional Housing Needs Statement – San Diego Region, 1999
- SANDAG, Evaluating Economic Prosperity in the San Diego Region: 1998 Update
- SANDAG, Housing Element Self-Certification Report: Implementation of a Pilot Program for the San Diego Region, 1998
- SANDAG, "2020 Cities/County Forecast," February 1999
- SANDAG, "Demographic Characteristics Estimates," January 1998
- SANDAG, "Population and Economic Characteristics Estimates," January 1998
- SANDAG "Employment Inventory," 1990
- SANDAG "Employment Inventory," 1995
- SANDAG "Population and Housing Estimates," January 1998
- SANDAG, "INFO, Profiling the Region's Jurisdictions, Year of Incorporation by Jurisdiction," July-August, 1998
- SANDAG, "INFO, Travel Behavior in the San Diego Region," 1987
- SANDAG Travel Behavior Survey, 1995
- SANDAG 1995 Land Use Inventory
- San Diego County Apartment Association, Average Rental Rates by City/Area of San Diego, 1998
- County of San Diego Area Agency on Aging, Survey, 1997.
- San Diego County Department of Housing and Community Development, 1995-1999 Consortium Consolidated Plan, May 1995.

- San Diego County Department of Housing and Community Development, 1999-2000 Annual Funding Plan, May 1999.
- San Diego County Home Mortgage Disclosure Report Analysis, San Diego City-County Reinvestment Task Force, 1995.
- San Diego County Department of Planning and Land Use, GP 20/20 Draft Work Paper - Water and Sewer District Analysis
- San Diego County Department of Planning and Land Use Geographic Information System (GIS)
- San Diego Union Tribune, San Diego Home Resales, 1998
- U.S. Census Bureau, 1990
- U.S. Department of Defense, Demographic Research Unit, "Final Military Data for 1990 to 1998 for California," 1998
- U.S. Department of Housing and Urban Development, "America's Affordable Housing Shortage: Worst Case Needs for Housing Assistance in Metropolitan Areas," 1994
- U.S. Department of Housing and Community Development, Comprehensive Housing Affordability Data Book, 1993
- U.S. Department of Labor, Bureau of Labor Statistics CPI Detailed Reports, January 1995
- U.S. Housing Markets, Special Report, September 1997
- U.S. Naval Field Activities, Southwest, 1997
- U.S. Social Security Office
- The Research & Training Center on Independent Living's pamphlet: GUIDELINES FOR REPORTING AND WRITING ABOUT PEOPLE WITH DISABILITIES, 4th edition, 1993

The County recognizes that during this Housing Element cycle, new data may become available that may be more relevant or accurate than the data contained in this Housing Element. It is the intent of the County to use the most current data available when implementing action programs in the Housing Element.

**SECTION II
GOALS, POLICIES
AND ACTION PROGRAMS**

GOALS, POLICIES AND ACTION PROGRAMS

Goals

The Board of Supervisors has adopted four goals that are intended to formulate a County housing strategy and guide the implementation of the overall objectives of the Housing Element. The goals include the following:

1. Assist housing developers by ensuring that new residential construction will be made available to meet the needs of the region if adequate public services and facilities are in place. The County shall encourage and facilitate a variety of housing and tenancy types, and price ranges throughout the region.
2. Assist housing developers in providing adequate affordable shelter within an adequate living environment to all households in the region where public services and facilities are available; maximize the use of all Federal and State programs available to the region to provide housing for very low and low-income households; and encourage joint efforts by the region's jurisdictions and the County to accommodate their share of the regional housing need.
3. Assist housing developers through the expeditious processing of all ministerial and discretionary land use permits.
4. Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

HOUSING POLICIES AND ACTION PROGRAMS

The following section provides the policies and action programs that constitute the County's housing program for 1999 through 2004. Each action program includes a quantitative objective (where appropriate), anticipated impact, the department(s) responsible for implementation, potential funding sources, and the scheduled time for completion. The following index serves as a guide to specific policies:

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Policy 1 Increase the Supply of Safe, Sanitary and Affordable Housing

Utilize all means possible to make available safe, sanitary, decent, and affordable housing that is consistent with all other elements of the General Plan. These means shall include but are not limited to the: powers of the County Department of Housing and Community Development (HCD); the Housing Authority of the County of San Diego; the Redevelopment Authority of the County of San Diego; the Department of Planning and Land Use; and the County of San Diego to expend funds to support affordable housing developments.

County HCD uses the following resources to promote affordable housing developments: State and Federal housing grants and loans, rehabilitation funds, tax-exempt revenue bond financing, density bonuses, public housing construction, non-profit partnerships, and loan assistance for resident mobilehome park acquisitions. Affordable housing is targeted for very low and low-income households. These are households where the household income does not exceed 50 percent (very low-income) and 80 percent (low-income) of the area median income, adjusted for household size.

Action Programs:

1. The County shall facilitate the development of affordable housing by continuing to identify adequate sites that will be made available through appropriate zoning and development standards, and with adequate public infrastructure and services.

Anticipated Impact: Regional Share goals that can be attained.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

2. Continue to provide coordination for the assistance of low-income housing and provide technical assistance to all developers of affordable housing within the unincorporated area.

Anticipated Impact: Better inform developers by offering two workshops per year, producing informational brochures and enhancing and maintaining the affordable housing information contained in the County's website.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Two workshops per year; brochures on HCD programs and services prepared and updated as needed; affordable housing information on the County's website enhanced and maintained, as necessary.

3. Enter into contractual agreements with developers who take advantage of density bonus programs.

Anticipated Impact: 150 affordable housing units.

Responsible Agency: County HCD and County DPLU.

Financing: Developer based.

Schedule: Ongoing - as demand dictates.

4. Enter into contractual agreements with developers to provide financing for affordable housing developments.

Anticipated Impact: 150 affordable housing units.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: Funding made available through the semi-annual Notice of Funding Availability (NOFA) process.

5. Continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 certificates and vouchers. These applications will be made in an attempt to offset the anticipated loss of up to one-third of the County's existing allocations.

Anticipated Impact: Process an average of 1,600 Section 8 certificates and vouchers annually.

Responsible Agency: County of San Diego Housing Authority and HUD.

Financing: HUD.

Schedule: Ongoing.

6. Complete and maintain a survey of the affordable housing stock in the unincorporated area.

Anticipated Impact: Assist in establishing affordable housing priorities when considering requests for funding or incentives for affordable housing developments.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Initial survey completed in Fiscal Year 99/00, with annual updates thereafter (Housing Resources Directory).

Policy 2 Non-Profit Housing Organizations

Assist non-profit housing organizations in the development of affordable housing for very low and low-income households.

Non-profit housing and community development organizations play a critical role in the development of affordable housing. Over the years, several non-profits in the San Diego region have become successful developers, managers, and operators of affordable housing developments. These non-profits have become increasingly knowledgeable and successful in seeking funding opportunities, forging public and private partnerships, establishing community consensus, and developing some of the most attractive residential complexes in the region.

The County will continue to assist non-profit organizations through capacity building programs such as ongoing training on the various steps and technical aspects of housing programs and development. The County will also work cooperatively with non-profits by providing support in workshops and meetings, engaging in public outreach, identifying potential funding opportunities, identifying potential sites for affordable housing, and by soliciting input on how the County can improve its ability to facilitate the development of affordable housing.

Action Programs:

1. Provide technical assistance and training to non-profit organizations interested in the development of affordable housing for low-income households.

Anticipated Impact: Increased capabilities of non-profits to provide affordable housing.

Responsible Agency: County HCD and various other public and private agencies in the County.

Financing: Federal, State, and local funds.

Schedule: Ongoing.

2. Continue to work with non-profit organizations to provide current information regarding potential sites suitable for affordable housing.

Anticipated Impact: Facilitate the evaluation of suitable sites by maintaining the DPLU's Geographical Information System (GIS) and providing access to information such as vacant parcels zoned at appropriate densities that could potentially accommodate affordable housing.

Responsible Agency: DPLU.

Financing: General Fund.

Schedule: Ongoing.

3. The County will work cooperatively with non-profit organizations and other public agencies to engage in public outreach regarding the benefits of providing affordable housing.

Anticipated Impact: Inform the public regarding the need and benefits of providing affordable housing.

Responsible Agency: County HCD.

Financing: CDBG (HCD)

Schedule: The County will work with local non-profit organizations to develop a workshop.

4. The County will participate and provide support in meetings and workshops conducted by non-profits to further affordable housing developments.

Anticipated Impact: Strengthen non-profit efforts towards developing affordable housing in the County.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

5. The County will conduct a survey of non-profit housing developers in order to identify methods by which the County can improve its ability to assist and facilitate the development of affordable housing.

Anticipated Impact: Improve the County's ability to assist and facilitate the development of affordable housing.

Responsible Agency: County HCD and DPLU.

Financing: Federal/State/local sources.

Schedule: Spring 2001.

6. The County administers various funds that can potentially be used by non-profit organizations for pre-development costs, equity sharing, interim financing, land acquisition, construction, rehabilitation, and other related development costs. The County will continue to work with non-profits and provide funding assistance, when feasible, for affordable housing developments. The County will also assist non-profit developers with attractive affordable housing proposals with linkages to other sources of public and private funding opportunities (i.e., Local Initiatives Support Coalition, San Diego Community Foundation, private lending institutions, etc.)

Anticipated Impact: Facilitate feasible affordable housing developments in the unincorporated area; increased affordable housing opportunities for very low and low-income households.

Responsible Agency: County HCD.

Financing: CDBG (HCD)

Schedule: Ongoing

Policy 3 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs

Allocate CDBG and HOME funds to promote various housing programs that will increase affordable housing opportunities in the unincorporated area.

The County receives CDBG funds from the federal government to revitalize and/or reverse deteriorating conditions within existing communities. A portion of these funds provide funding for affordable housing and related activities. The County also receives HOME Investment Partnership (HOME) Program funding that is used to leverage non-

County funds for the development and rehabilitation of affordable housing for very-low and low-income households.

CDBG and HOME Program funds are also available for the Mobilehome Assistance Program, Shared Housing Program, Residential Rehabilitation Assistance Program, and the County's low-income first-time homebuyer programs. Through the County's Notice of Funding Availability (NOFA) process, loans and grants are directly provided to project sponsors for the acquisition, construction, preservation, or rehabilitation of housing for low-income renters and homebuyers.

Action Programs:

1. Subsidize development costs associated with developing affordable housing, such as permit processing fees, bond underwriting expenses, and impact fees (sewer, water, park, etc.).

Anticipated Impact: Reduction in the costs associated with developing affordable housing; financially feasible affordable housing developments.

Responsible Agency: County HCD.

Financing: CDBG and HOME.

Schedule: Ongoing.

2. Review current housing needs to select housing developments for funding where CDBG and HOME funds will have the greatest leverage and impact.

Anticipated Impact: Increased financial leverage for affordable housing developments; financially feasible affordable housing developments.

Responsible Agency: County HCD.

Financing: All sources.

Schedule: Ongoing.

3. Provide CDBG and HOME funding opportunities for the acquisition, construction, preservation and/or rehabilitation of housing that will be made affordable to very low and low-income households.

Anticipated Impact: 150 affordable housing units.

Responsible Agency: County HCD.

Financing: CDBG/HOME.

Schedule: Semi-annual NOFA process.

Policy 4 Housing for Persons with Disabilities

Promote developer understanding and compliance with Federal and State statutes regarding accessibility requirements within residential developments.

The purpose of this policy is to provide developers with technical assistance on how to comply with the specific accessibility requirements of the Fair Housing Amendments Act of 1988 and State Title 24, Accessibility Regulations. This Act expanded coverage of Title VIII of the Civil Rights Act of 1968 to prohibit discriminatory housing practices based on disabilities. As amended in 1988, the Act provides that unlawful discrimination includes a failure to design and construct multifamily dwellings available for first occupancy after March 13, 1991 in accordance with the Act's accessibility requirements.

Accessibility Regulations contained within the California Building Code (Title 24, Part 2), are enforced by the Building Division of the Department of Planning and Land Use and contain similar provisions to those found in Federal law. All building permit applications for residential developments in the unincorporated area are reviewed for compliance with State and Federal laws.

Action Program:

1. Provide technical assistance to ensure compliance with State and Federal mandated accessibility requirements towards the design and construction of residential developments.

Anticipated Impact: Maintain and update the informational brochure to assure that residential developments meet accessibility standards.

Responsible Agency: Building Division of the Department of Planning and Land Use.

Financing: General Fund.

Schedule: Update as needed.

Policy 5 Farm Employee Housing

Promote and facilitate affordable housing opportunities for agricultural workers and their families.

According to SANDAG'S 1995 Employment Inventory, the unincorporated area employs 4,050 or 37.5 percent of the region's agricultural workforce. In the most recent estimate by the Regional Task Force on the Homeless, approximately 1,700 homeless rural farm workers and day laborers inhabit the unincorporated area. Almost all of these homeless rural farm workers and day laborers come from south and central Mexico where they leave conditions of extreme poverty to find work in the United States. Usually paid minimum wages, many often save their earnings and send them back to needy family members. Consequently, there is little or no money to invest in housing.

Pursuant to State law, housing for six or fewer employees is treated as a residential land use in residential zones, and housing for 12 or fewer agricultural employees is treated as an agricultural use in Limited (A70) and General Agricultural (A72) zones within the County's rural areas. The County assists in the development of affordable farm worker housing through its farm worker fee waiver program. This program provides funds to waive fees for processing applications for farmland owners, non-profits, or others interested in developing housing that will be made affordable to farm workers. The fee waiver program has been extended through June 2004.

Action Programs:

1. Utilize the existing documentation of the housing needs of agricultural workers including single workers, workers and their families, migrant workers and resident workers to facilitate the development of assistance programs, as needed.

Anticipated Impact: Assist in providing direction and priorities for developing farm employee housing.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

2. Through the County's farm worker fee waiver program, continue to assist farmland owners, non-profits, or other interested parties in developing housing that will be made affordable to farm workers.

Anticipated Impact: Increased affordable housing opportunities for the County's agricultural work force.

Responsible Agency: County HCD and County DPLU.

Financing: CDBG.

Schedule: Ongoing.

3. The County will prepare an informational brochure that will be used as a marketing tool to inform farmland owners, non-profits, and other interested parties of the County's farm worker fee waiver program. Emphasis will also be placed on informing the general public that housing for six or fewer employees is treated as a residential land use in residential zones, and that housing for 12 or fewer agricultural employees is treated as an agricultural use in the Limited and General Agricultural zones within the County's rural areas.

Anticipated Impact: Increased public outreach and awareness of the incentives and benefits of providing affordable housing for the County's agricultural work force.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Spring 2000.

Policy 6 Shared Housing

Support efforts to provide affordable shared housing for special needs groups, such as the elderly, young adults, the disabled and others.

Trends in population indicate that the number of smaller households continues to increase, particularly live alone seniors and young adults. The current rental housing shortage for low-income households and the high cost of maintenance and security for live alone seniors has made shared housing a need and an attractive housing alternative.

The ability to share housing and housing related costs is a way to provide housing for these types of households. Shared housing also makes efficient use of the current housing supply and requires no new construction or subsidies for acquisition nor special permits or regulatory procedures.

Within the last decade, County HCD has supported and funded shared housing programs throughout the County. Currently, three non-profits serving the unincorporated area and the Urban County participating cities (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach) operate shared housing programs. These non-profit agencies are supported with CDBG funds.

Action Program:

1. Monitor existing shared housing activities to identify current needs and develop action programs to address those needs.

Anticipated Impact: Greater information and participation in shared housing programs.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: All current shared housing contractors are competing for shared housing contracts which are awarded for one year with the option to renew annually for up to a total of five years.

Policy 7 Homeless Services

Support provisions for temporary housing for the homeless and others in distress. This policy supports the County goal of providing shelter for all economic segments in the unincorporated area while reducing alienation toward the homeless.

The Regional Task Force on the Homeless (RTFH), is a partnership consisting of public agencies, private organizations, and community interests that address homeless issues in San Diego County. The mission of RTFH is to collect, analyze, and disseminate information on the homeless and to facilitate regional solutions through planning, coordination, and advocacy. RTFH is recognized as the region's central clearinghouse for information, data, and technical assistance regarding homeless issues.

As of 1998, RTFH estimates that there are approximately 15,000 homeless people in the San Diego region. This number, which includes both traditional urban homeless and "rural" homeless, is about equally divided between the City of San Diego and the remainder of the region. These numbers reflect the region's high cost of housing as well as situations that can lead to homelessness, including unemployment and underemployment, domestic violence, AIDS, alcohol and substance abuse, mental illness, and runaway youths.

The County of San Diego provides basic social and health services to the homeless in all incorporated cities as well as the unincorporated area. The County also supports and funds homeless programs and activities by partnering and providing funding to non-profits that administer and provide programs and facilities for the homeless. The County funds homeless needs through various federal and state funds, including Emergency Shelter Grants (ESG), Community Development Block Grants (CDBG), the Supportive Housing Program (SHP), the Shelter Care Plus Program, and the Emergency Housing Assistance Program.

Action Programs:

1. Provide funding opportunities to non-profits and other organizations that provide assistance to the homeless, including but not limited to transitional housing, emergency shelters, and group residential facilities.

Anticipated Impact: Funding to provide 500 homeless beds for 500 homeless individuals.

Responsible Agency: County HCD.

Financing: Federal Funds - Federal Emergency Shelter Grant (FESG), Emergency Shelter Grant (ESG), Community Development Block Grant (CDBG), Supportive Housing Program (SHP), and Shelter Care Plus Program; State Funds - State of California Emergency Housing Assistance Program.

Schedule: Ongoing - as demand from non-profit providers dictates.

2. Based on the most current data from RTFH, establish programs that address the needs of the rural homeless.

Anticipated Impact: Provide shelter for 300 rural homeless individuals.

Responsible Agency: County HCD and County DPLU.

Financing: Federal Funds - CDBG, SHP, and Shelter Plus Care; State Funds - Rural Community Assistance Program.

Schedule: Annual funding.

3. Expand the Homeless Information System's automated client tracking system membership to include a cross-section of agencies that provide services to the homeless population throughout the County. Services that will be provided include case management, day care centers, health services, emergency shelters, transitional housing, permanent supportive housing, and shelter plus care.

Anticipated Impact: Increased awareness of facilities throughout the region; increased in-depth enumeration of specific user demographics that could assist policy-makers and potential funders in evaluating and planning for additional homeless services.

Responsible Agency: County HCD.

Financing: HUD and RTFH.

Schedule: Reports prepared annually and as needed.

Policy 8 Facilitate the Retention of the Existing Supply of Low Cost Rental Housing

Facilitate the retention of the existing supply of low cost rental housing by monitoring condominium conversions, discouraging the demolition of low cost units, and informing property owners of the potential financial opportunities/incentives that may be utilized to maintain the affordability of low-income units.

It is the goal of the County to provide housing for all economic segments in the unincorporated area. The current real estate market has made housing construction increasingly expensive due to higher land, development, and labor costs. Environmental constraints and the increasing demand to provide new infrastructure and public services have also added to the cost of building new rental units. Consequently, there has been an increase in higher end residential developments, and a decrease in low to moderately priced housing. It is critical that the existing supply of low cost rental housing remains affordable in order for the County to implement the goal of providing housing for all economic segments in the unincorporated area.

This policy intends to implement this goal by encouraging and facilitating the retention of the existing supply of low cost housing by monitoring condominium conversions, discouraging demolition of low cost units, and informing property owners of potential financial opportunities/incentives that may be utilized to maintain the affordability of these units. The County also provides assistance to property owners interested in selling their property by contacting potential buyers that may be interested in purchasing their units so that they remain affordable to low-income households.

Action Programs:

1. The Department of Planning and Land Use (DPLU) will continue to monitor and advise, if necessary, the Board of Supervisors regarding the extent of condominium conversions so that appropriate measures can be considered.

Anticipated Impact: Advise the Board if condominium conversions appear to have a significant adverse impact on the availability of multifamily rental units.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Annually.

2. Monitor and advise the Board of Supervisors, if necessary, the degree to which demolition of low-income rental units results in a net loss of affordable housing. This activity requires that DPLU monitor permit applications that could demolish affordable housing units. It is recognized that rent information may not be available to staff.

Anticipated Impact: Prevent a net loss in the affordable housing stock resulting from demolition.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Annually.

3. County DPLU will facilitate the retention of the existing supply of low cost housing by referring interested property owners to County HCD so that they be informed of potential financial opportunities/incentives (i.e., NOFA funds, residential rehabilitation, and other County HCD administered housing funds) that may be utilized to maintain the affordability of low cost units. County HCD may also assist property owners interested in selling their properties by referring them to non-profit organizations that provide affordable housing.

Anticipated Impact: Preservation of the existing supply of low cost rental housing; housing for all economic segments in the unincorporated area.

Responsible Agency: County DPLU and HCD.

Financing: General Fund.

Schedule: Ongoing.

Policy 9 Fair Housing Practices and Activities

Promote and facilitate fair housing practices and activities throughout the unincorporated area.

The County shall continue implementing the goals and objectives of the County's Fair Housing Marketing Plan. The primary goal of the plan is to promote an environment whereby all economic segments in the unincorporated area have an equal opportunity in obtaining housing regardless of sex, color, race, religion, ancestry, age, national origin, or disability.

Action Programs:

1. Continue to require the submission of an affirmative marketing plan as a condition of Tentative Maps and Major Use Permits for residential projects.

Anticipated Impact: Housing opportunities for all economic segments in the unincorporated area.

Responsible Agency: County DPLU and County HCD.

Financing: Developer obligations.

Schedule: Ongoing.

2. Update, as necessary, the County Assessment of Impediments to Fair Housing Choice to address the following:
 - a. The geographic distribution of ethnic populations and special needs groups.
 - b. Housing laws and public policies and actions affecting the provision of publicly assisted housing, including policies that affect the displacement of minority households.
 - c. Impediments to fair housing choice in sale or rental dwellings, the provision of brokerage services, and the provision of financing assistance for housing minorities and special groups.
 - d. An analysis of the relationship of income, employment and transportation to the location of housing.

Anticipated Impact: Preparation of a revised and updated report in conformance with Federal regulations. Identification of impediments to fair housing and implementation of recommendations to eliminate those impediments.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Complete revised and updated report in Summer 1999; implement recommendations in Fall 1999.

3. The County will proactively support fair housing practices and activities by participating in fair housing organizational events and activities, and by permanent

posting of State and Federal fair housing information in the lobby of the County HCD building.

Anticipated Impact: Continued participation in fair housing activities.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

Policy 10 Surplus Properties, Underutilized Sites, and Infill Development

Encourage and facilitate the development of affordable housing on suitable surplus properties and underutilized or infill sites in a manner consistent with the County General Plan.

During the 1991-1999 Housing Element cycle, the Board of Supervisors initiated a program to review all County owned surplus properties as potential sites for affordable housing. County HCD will continue to monitor the inventory of potential sites suitable for affordable housing. Specifically, HCD will monitor the annually updated list of surplus properties maintained by the County's Real Property Management Division. HCD will also continue to review other jurisdictions' public notices of surplus properties.

The County recognizes that infill sites with adequate infrastructure and services, and with no significant physical constraints provide opportunities for the development of attractive affordable housing. The County will continue to inform affordable housing developers of potential financial resources and County programs, incentives, and regulatory relief (i.e., density bonuses, expedited permit processing, and County HCD administered housing funds) that could make the development of infill sites financially feasible.

Action Programs:

1. Utilize a variety of County and other government lists of surplus properties to determine which, if any, surplus properties can be used for affordable housing.

Anticipated Impact: Identification of potential sites for affordable housing; developer, planning, and sponsor group awareness of potential opportunities.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

2. Inform developers interested in developing or redeveloping infill sites of County programs, policies, incentives, and regulatory relief programs that promote the development of affordable housing. These include density bonuses (Policy 11), expedited permit processing (Policy 23), and County HCD administered housing programs.

Anticipated Impact: Developer awareness of County programs, policies, incentives, and regulatory relief available for the development of affordable housing; increase the potential of affordable housing on infill sites.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

3. Assist affordable housing developers in identifying potential financial resources and County programs that can be used to make the development of infill sites financially feasible.

Anticipated Impact: Developer awareness of potential financial resources; financially feasible affordable housing developments; increased potential for affordable housing on infill sites.

Responsible Agency: County DPLU and County HCD.

Financing: General Fund/CDBG.

Schedule: Ongoing.

Policy 11 Density Bonuses and Incentives for Developing Affordable Housing

Pursuant to State law, authorize density bonuses and additional incentives for the development of housing that is affordable to very-low income, low-income and senior households.

State Density Bonus Law requires that jurisdictions offer a 25 percent density bonus to developers in exchange for reserving a percentage of housing units for very-low income, low-income or senior households for specified periods of time. Additional incentives may also be authorized by the County for developers who maintain the affordability of housing units for longer periods of time.

It is the intent of this policy to proactively implement the County's density bonus programs in order to facilitate the development of housing that will be made affordable to very-low income, low-income and senior households. Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments.

Action Programs:

1. Facilitate the development of affordable housing through the County's density bonus programs.

Anticipated Impact: Facilitate the construction of 150 affordable units.

Responsible Agency: County DPLU and County HCD.

Financing: Federal/State/local.

Schedule: 30 units annually.

2. The County will consider financial incentives for communities that support density bonus developments.

Anticipated Impact: Increased developer interest and financially feasible affordable housing developments.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

Policy 12 Pedestrian-Oriented Mixed Land Uses and Public Transportation

Encourage developers to produce pedestrian oriented mixed-use areas where feasible in commercial areas, particularly along transit corridors. Developers of mixed-use proposals will also be encouraged to provide amenities that enhance the residential aspects of a development proposal.

The County's Zoning Ordinance permits mixed uses in all commercial zones except office-professional, freeway commercial, and medical center. Integrating residential and commercial development has the following benefits:

- a. Reduces the consumption of land and construction materials while preserving open space;
- b. Provides efficient use of existing infrastructure and services;
- c. Provides housing opportunities;
- d. Reduces traffic congestion and transportation trips for shopping, work, entertainment, etc., thereby conserving energy;
- e. Reduces air and noise pollution and the health costs associated with traffic congestion;
- f. Allows individuals/families to live near their work, retail and civic services, schools, parks and recreational areas, and in some instances, near transit stops;
- g. Reduces road maintenance costs.

Action Programs:

1. Continue to identify potential mixed-use areas where appropriate.

Anticipated Impact: Increased mixed use areas and pedestrian oriented type of developments in the unincorporated area.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

2. Consider areas near existing and potential public transportation routes and transit centers with respect to increased densities and affordable housing opportunities.

Anticipated Impact: Facilitate the development of appropriately sited affordable housing, particularly along public transportation routes and adjacent to transit centers.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

Policy 13 Mobilehome Programs and Services

Preserve and increase the supply of affordable mobilehome opportunities, and provide assistance to mobilehome residents, park owners, or non-profits interested in providing this type of housing.

In 1992, the County established the Mobilehome Implementation Review Committee to identify policies and programs that seek to improve tenant and landlord relationships, and to develop and maintain programs that assist low-income mobilehome residents. In January 1999, the County also established the Mobilehome Issues Committee consisting of park owners, residents, and a professional mediator. The mediator's role is to conduct and chair all monthly committee meetings, resolve tenant and landlord disputes, and provide on-site dispute resolution training to mobilehome residents and park owners.

The County's most effective program aimed towards preserving and increasing the supply of affordable mobilehome parks is the Mobilehome Occupant Assistance Program (MOAP). Through MOAP, the County assists individual mobilehome owners or non-profit organizations representing mobilehome park residents through loans that are deferred for 30 years (or until ownership changes) and financed at a simple interest rate of 3%. The MOAP provides low-income households the opportunity to own their mobilehome park, thereby preserving a unique form of affordable housing and enhancing the stability and quality of life for mobilehome park residents and the surrounding community.

Action Programs:

1. Fund a demonstration project using Section 8 rental assistance to provide support to low-income mobilehome park residents.

Anticipated Impact: Section 8 rental assistance for 70 low-income mobilehome park residents.

Responsible Agency: County HCD/and HUD.

Financing: HUD.

Schedule: Ongoing.

2. Continue to provide Mobilehome Occupant Assistance Program (MOAP) funding to low-income park residents participating in the purchase of their park.

Anticipated Impact: Preservation of 75 affordable mobilehome spaces through the conversion of 2 to 3 mobilehome parks to resident ownership by 2004.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: 15 units per year.

3. The County will review its mobilehome park development standards to determine if they need to be revised to comply with State law.

Anticipated Impact: Compliance with State law regarding mobilehome park development standards.

Responsible Agency: County DPLU

Financing: General Fund

Schedule: Winter 2001.

Policy 14 Residential Rehabilitation

Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.

The purpose of this policy is to develop revitalization and rehabilitation strategies that evaluate the need for various home improvement programs for the elderly, persons with disabilities, and very low and low-income households. These programs will be initiated as necessary and funded by CDBG Funds, and other Federal, State, and/or local housing resources.

Action Programs:

1. Implement programs to alleviate substandard single-family housing.

Anticipated Impact: Preserve and upgrade 300 substandard single-family housing units.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 55-65 units/year.

2. Implement programs to alleviate substandard multifamily housing.

Anticipated Impact: Preserve and upgrade 125 substandard multifamily housing units.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 25 units/year.

3. Continue voluntary neighborhood clean-up/rehabilitation programs as requested through the CDBG application process, when resources are available.

Anticipated Impact: Improvement programs for 5-10 communities.

Responsible Agency: County HCD, and other departments (as necessary)

Financing: Federal/State/local.

Schedule: One to two per year

Policy 15 Tax-Exempt Mortgage Revenue Bond Financing

Promote developer awareness and participation in the County's tax-exempt mortgage revenue bond financing program.

This policy strives to promote, encourage, and facilitate the use of the County's tax-exempt mortgage revenue bond financing program to developers of affordable housing. This program makes it more financially feasible to produce affordable housing, because it provides prospective developers with below market rate financing.

Action Program:

1. Promote and facilitate the use of tax-exempt mortgage revenue bond financing for affordable housing developments and for preserving the existing supply of low-income housing.

Anticipated Impact: Provide 40 affordable rental units for low-income households.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

Policy 16 Housing Development Fund

Provide funding assistance from the County's Housing Development Fund for the development or preservation of affordable housing for very low and low-income households; actively pursue additional Federal and State funding opportunities to expand the Housing Development Fund.

The County's Housing Development Fund provides assistance to local government agencies, non-profits, and for-profit housing developers that produce affordable housing opportunities for very low and low-income households. To assure the continued reliance of this funding source, the County will review pursuing additional Federal and State funding opportunities in order to expand the Housing Development Fund.

Action Programs:

1. Continue to develop funding strategies to provide affordable housing for very low and low-income households.

Anticipated Impact: Establish financial strategies and innovative financing packages for the development of 150 affordable housing units.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 30 units per year.

2. Review the potential of expanding the Housing Development Fund to include any additional financial resources from State and/or Federal programs.

Anticipated Impact: Additional funding opportunities for developers that provide affordable housing for very low and low-income households; financially feasible affordable housing developments.

Responsible Agency: County HCD.

Financing: Federal and State funding programs.

Schedule: Applications as funding becomes available.

Policy 17 Inter-Agency Affordable Housing Development

The Department of Planning and Land Use (DPLU) will work with other County agencies, non-profits, and the private sector to assist in developing affordable housing in the unincorporated area.

This policy directs DPLU to work with other County agencies, non-profits, and the private sector to increase the potential for developing affordable housing in the unincorporated area. Cooperation between the various entities concerned with providing affordable housing is vital to the success of providing this type of housing.

Action Program:

1. DPLU will pursue the feasibility of obtaining additional funding resources to assist in offsetting the costs associated with producing affordable housing. Any funds that are obtained by DPLU will be used to pay for all or a portion of project processing costs (i.e., intake deposits, pre-application meetings, administrative processing fees, standard hourly fees, etc.).

Anticipated Impact: Assist developers in making it more financially feasible to produce affordable housing; housing for all economic segments in the unincorporated area.

Responsible Agency: County DPLU.

Financing: Federal/State/local.

Schedule: Applications as funding becomes available.

Policy 18 Private Sector Outreach Program

Continue to provide outreach to the private sector regarding County programs, incentives, and other housing related resources that are available to those interested in developing affordable housing

The County recognizes the need to inform private sector housing developers regarding County programs, incentives, and other housing related resources that are available to developers interested in producing affordable housing for very low, low-income and senior households. This policy supports continued efforts in disseminating information and providing technical assistance regarding the various incentives and regulatory relief to those interested in developing affordable housing. These include density bonuses (Policy 11), expedited permit processing (Policy 23), and County HCD administered housing programs.

Action Programs:

1. Create, enhance, and maintain brochures for the affordable housing development community, for-profit and non-profit developers, and the banking industry to foster networking and information sharing on development opportunities, financing strategies, and State and Federal housing programs.

Anticipated Impact: Increased private sector awareness of programs and incentives to those that produce affordable housing.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Brochures updated as needed.

2. The County will work with other jurisdictions and affordable housing providers to periodically update a regional housing resource directory.

Anticipated Impact: Promote Countywide affordable housing programs and activities; assist homeless individuals, the disabled, low-income households, and senior citizens in their search for suitable housing.

Responsible Agency: County HCD.

Financing: CDBG, and State funds.

Schedule: Update as needed.

Policy 19 Historic and Older Structures

Encourage the renovation of historical and older structures for affordable housing developments.

During the discretionary review process, structures that are on the National Register of Historic Places or have eligibility are sometimes located on a site slated for development. As an option for enhancing the preservation of historic and older structures, the County encourages developers to rehabilitate and convert them into affordable housing if the structure is suitable for residential use. The County will inform developers of federal, state, and local programs that could potentially assist them in rehabilitating these structures for use as affordable housing.

Action Programs:

1. Maintain a current listing of Federal, State, and local programs that could potentially provide financing for the rehabilitation of historic and older structures for use as affordable housing.

Anticipated Impact: Increased developer awareness of the option of rehabilitating historic structures and older structures for housing.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

2. Encourage developers to rehabilitate identified historic and other older structures, and integrate them into development proposals for use as affordable housing, if the structure is suitable for residential use.

Anticipated Impact: Conservation/rehabilitation of potentially historic and older structures for housing.

Responsible Agency: County DPLU.

Financing: Developer, Federal, State, and other available sources.

Schedule: Ongoing

Policy 20 Housing Finance Resources

The County Housing Authority and Department of Housing and Community Development (HCD) will provide available financial resources for affordable housing development efforts. Other financial resources will be pursued in order to develop and implement additional rental assistance programs and to leverage existing Federal, State, and local funding efforts.

The development of affordable housing usually requires a variety of financial resources and public, private, and non-profit sector cooperation and participation. The purpose of this policy is to assure that the County Housing Authority and HCD pursue all affordable housing funding possibilities, and that existing and future financial resources are leveraged to the maximum extent feasible. Public financing for affordable housing developments may come in the form of grants, below market rate loans, interim construction financing, or other leveraging strategies.

Action Program:

1. Pursue jointly with various agencies in the County, funding from new Federal and State programs to assist in developing affordable housing and to provide rental and home buying assistance.

Anticipated Impact: During the next five years, provide assistance to a total of 700 low-income households through the implementation of all programs discussed in this Housing Element.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 140 units per year

Policy 21 Preservation of At-Risk Affordable Housing Developments

Assistance shall be provided to property owners to preserve government assisted housing developments that are eligible to change from low-income to market rate due to subsidy contracts, mortgage prepayment, or the expiration of restrictions on use.

In the County, developers and property owners have used government assistance to develop and rehabilitate housing units. In exchange for receiving either financial or land use assistance, developers and property owners are required to reserve a percentage of the units in the development for occupancy to very low and low-income households at reduced rents. Since the early 1970s, HUD has provided assistance through insured mortgages for multifamily housing and provided funds to existing property owners to rehabilitate units. The County has also provided tax-exempt revenue bond financing and density bonuses for developers of multifamily housing.

Property owners receiving government assistance are contractually required to reserve units designated for very low and low-income households for periods that range from 10 to 40 years. These units become “at-risk” when the period of time the owner is required to reserve the units is due to expire. At the end of the term of reservation, the owner has the option of converting these income and rent restricted units to non-restricted market rate units.

State law requires that Housing Elements prepared by jurisdictions provide an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. This analysis is provided on page 123 of the Needs Assessment section of this Housing Element. The action programs contained in this policy address the preservation of at-risk developments during the 1999-2004 Housing Element cycle.

In the unincorporated area there are 28 housing developments totaling 336 low-income units that are at-risk of converting to market rate during the 1999-2009 year period. In an attempt to preserve the affordability of these units, the County will provide technical assistance and market the availability of HOME and CDBG funding through its semi-annual Notice of Funding Availability (NOFA) process. The County will also facilitate any links between project owners and non-profits that may have an interest in acquiring at-risk affordable housing developments.

Locally assisted developments (density bonus, multifamily bond financing, and Section 8 moderate rehabilitation) may qualify for financial assistance through various local, State and Federal government agency programs, or from obtaining grants or loans from non-profit and conventional lending sources. The County will provide assistance to owners and potential purchasers of at-risk developments by identifying potential funding resources. The preservation of at-risk units is subject to funding availability and a property owner's willingness to maintain the affordability of these units.

Action Programs:

1. Identify and maintain an inventory of all at-risk developments with reserved unit contractual obligations that are due to expire. The County will attempt to contact owners of at-risk developments at least 18 months prior to expiration of contractual obligations.

Anticipated Impact: Updated inventory of at-risk developments/reserved units; preservation of affordable at-risk units.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: At least 18 months prior to expiration of contracts.

2. Identify non-profits with the capability of acquiring at-risk developments, and provide technical assistance to non-profits interested in acquiring at-risk developments.

Anticipated Impact: Preservation of the affordable housing stock through the purchase of at-risk developments by non-profits.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: At least 18 months prior to expiration of contracts.

3. Utilize a variety of financing programs as an incentive to owners of government assisted at-risk developments to continue the preservation of units for very low and low-income households. Potential financial resources include the following:

- County of San Diego: CDBG and HOME funds may potentially be available to property owners or non-profit purchasers of assisted at-risk properties. These funds may be used to supplement permanent financing or to rehabilitate existing units.
- U.S. Department of Housing and Urban Development (HUD): Refinancing programs may be used for Federally funded or insured at-risk developments. Locally assisted developments can consider the use of County HCD funded programs.
- Tax-Exempt Bonds and Tax Credits: The County and the State have the ability to issue tax-exempt bonds for refinancing locally or Federally assisted at-risk developments. Tax credits may also be used for refinancing or rehabilitating at-risk developments.
- Non-Profit Lenders: Non-profit lending agencies may provide low interest loans and grant programs available for at-risk housing developments. Recognized non-profit lenders include the San Diego Community Foundation, Local Initiatives Support Corporation (LISC), Enterprise Foundation, and the Low-Income Housing Fund.
- Conventional Lenders: Low interest loans and grants for the preservation of at-risk developments may be available from conventional lenders under their Community Reinvestment Act (CRA) activities. In addition, the Federal Home Loan Bank Affordable Housing Program (AHP) and the State lending consortium, SAMCO, may provide loans, grants, or subsidies to preserve locally or Federally funded at-risk developments.

Anticipated Impact: Preservation of at-risk units by providing assistance in obtaining financing for property owners or potential purchasers of at-risk developments.

Responsible Agency: County HCD.

Financing: CDBG, HUD, HOME, tax-exempt bonds, tax credits, and non-profit and conventional lenders.

Schedule: At least 18 months prior to expiration of contracts.

4. The County will facilitate the possible preservation of at-risk affordable housing developments by the following:

- Providing the owner with a written list of financial opportunities/incentives that may include loans, grants or subsidies from County CDBG or HOME funds, tax-exempt bonds or tax credits, non-profit or conventional lenders.
- Assisting owners interested in selling their property by contacting non-profits that may be interested in acquiring the units and maintaining their affordability.
- Providing technical assistance to interested non-profits towards the acquisition, financing, and managing of property.

Anticipated Impact: Attempt to preserve as many locally assisted at-risk units as feasibly possible.

Responsible Agency: County HCD.

Financing: Federal, State, and local government programs; non-profit and conventional financing sources.

Schedule: At least 18 months prior to expiration of contracts.

Policy 22 Moderate Income Housing Opportunities

Inform interested parties of the opportunity of developing housing that is affordable to moderate-income households through the County's Mortgage Credit Certificate and Second Dwelling Unit programs.

The increasing disparity between the median price of a house and the median income has resulted in the inability of moderate-income households as well as low-income households to find suitable housing. The State is increasingly emphasizing the facilitation of housing for very low and low-income groups. However, the current real estate market is making it increasingly difficult and financially infeasible to develop housing that is affordable to moderate-income households. As a result, assistance is also needed for moderate-income households in their quest to find suitable housing.

The purpose of this policy is to inform interested parties of the opportunity of developing housing that is affordable to moderate-income households through the County's Mortgage Credit Certificate and Second Dwelling Unit programs. The Mortgage Credit Certificate program provides a way for first time moderate-income as well as low-income home buyers to afford a home by reducing their federal income tax by up to 20% of the annual interest paid on a mortgage loan. Consequently, this enables first time homebuyers to qualify for larger mortgage loan.

Another opportunity for providing housing affordable to moderate-income households is through the County's Second Dwelling Unit program. In 1994, the Board of Supervisors adopted a Zoning Ordinance amendment that allows the addition of second dwelling

units “by right” in zones where residential and agricultural use types are permitted. A second dwelling unit is a smaller additional house on the same lot or parcel as an existing single family detached residence that may be rented to any individual(s).

Although there is no system for tracking the affordability of these units, it is commonly recognized that second dwelling units usually rent for less than comparable size apartments and tend to be a potentially attractive housing alternative for moderate-income households. Adding a second dwelling unit may also be potentially attractive to property owners who are seeking to supplement their household income.

Moderate-income households contemplating homeownership may also contact the San Diego Regional Partnerships in Homeownership for information regarding homebuyer financial opportunities, educational classes, and technical assistance. The Regional Partnership established in July 1996 by the U.S. Department of Housing and Urban Development, is an organization of volunteers from government, non-profit, and private sector agencies whose purpose is to increase the level of homeownership in the region. The Partnership also provides a forum to encourage the development of affordable housing and provide financial incentives to potential homebuyers.

Action Programs:

1. Inform interested first time moderate-income home buyers of the opportunity of owning a home through the County’s Mortgage Credit Certificate program. This will be implemented by maintaining and updating the informational brochure that describes this program.

Anticipated Impact: First time home ownership for moderate-income households; housing for all economic segments in the unincorporated area.

Responsible Agency: County HCD.

Financing: Appropriation from the CA Debt Limit Allocation Committee; CDBG.

Schedule: Maintain and update informational brochure as needed.

2. Continue to provide technical assistance to property owners interested in adding a second dwelling unit to their primary residence, and informing property owners contemplating the addition of a second dwelling unit of the potential benefits.

Anticipated Impact: Facilitate the development of second dwelling units; maintain and update the Second Dwelling Unit informational brochure; housing for all economic segments in the unincorporated area.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing; maintain and update informational brochure as needed.

Policy 23 Permit Processing for Residential Developments

Continue to expedite permit processing for housing developments that are all or partially reserved for very low and low-income households; monitor permit processing procedures for residential developments in order to maintain a process that is reliable, consistent, and timely for County customers.

The purpose of this policy is to reaffirm the County's commitment to provide housing for all economic segments in the unincorporated area. The County of San Diego has a policy that requires priority processing for all permit applications for housing developments that will be occupied all or in part by very low and low-income households. This policy was adopted so that affordable housing is developed in the shortest possible time, thereby reducing development costs and making it more financially feasible to produce affordable housing.

The County has also made strides to improve the efficiency of processing permits for all residential developments in the unincorporated area. During the 1991-1999 Housing Element cycle, the Board adopted the Permit Processing Streamlining project with the intention of reducing both the cost and time of processing permits. The Board also adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. Finally, an amendment to the Fee and Deposits Ordinance made it possible to reduce fees used to calculate standard hourly rates, flat fees, intake and estimated deposits. The County intends to maintain permit processing procedures that are reliable, consistent, and timely for County customers.

Action Programs:

1. Continue to expedite the processing of permit applications for housing developments that include units that are all or partially reserved for very low and low-income households.

Anticipated Impact: Timely and financially feasible affordable housing developments; housing for all economic segments in the unincorporated area.

Responsible Agency: County DPLU, DPW, and DEH.

Financing: Developer fees and deposits.

Schedule: Ongoing.

2. Review the County's subdivision processing procedures and report to the Board, if necessary, when improvements are needed in order to maintain a reliable, consistent, and timely processing of residential development proposals.

Anticipated Impact: Maintaining permit processing procedures that are reliable, consistent, and timely for residential subdivision proposals.

Responsible Agency: County DPLU

Financing: General Fund

Schedule: Fall 2002.