



COUNTY OF SAN DIEGO

6th CYCLE HOUSING ELEMENT UPDATE County of San Diego General Plan





6TH CYCLE HOUSING ELEMENT UPDATE

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6th CYCLE HOUSING ELEMENT UPDATE

County of San Diego General Plan

Prepared for:

County of San Diego

LAND USE AND ENVIRONMENT GROUP

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6TH CYCLE HOUSING ELEMENT UPDATE

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1 INTRODUCTION

The 5th Cycle Housing Element for the 2013-2021 planning period was adopted by the County of San Diego's Board of Supervisors on April 24, 2013, and subsequently certified by the California Department of Housing and Community Development (State HCD). The County then updated the Housing Element on March 24, 2017, as required by state law.¹

This Housing Element represents the 6th Cycle update covering from April 15, 2021, through April 15, 2029, and retains the goals, policies, and relevant implementation programs previously approved in the 2017 update. Significant revisions have been limited to the Background Report, which contains updated statistics and analyses based on data from the 2010 US Census and the American Community Survey and a revised Sites Inventory to meet the Regional Housing Needs Assessment (RHNA).

¹ The County of San Diego was required to conduct a four-year update to the 2013 Housing Element due to the delayed update of the 4th Cycle Housing Element due in 2009.



2 COMMUNITY OUTREACH

2.1 OVERVIEW

The County of San Diego is required to update the Housing Element of its General Plan no later than August 13, 2021. As a part of the update process, both County procedures and state law (Government Code 65583(C)(7)) require the County to conduct meaningful engagement and obtain public participation of all economic segments of the community.

In order to receive community input on important housing issues facing communities in the Unincorporated Areas, the County made an online survey available from November 2020 to May 11, 2021. Additionally, the County held three online public workshops via Zoom, and solicited input from the local development community and affordable housing advocates in small focus groups. Additional focus group meetings with business and development industry representatives, environmental groups representatives, and community-based organizations were held in March and April 2021.

Also, the County hosted six virtual public workshops about the updates to the Safety Element and new Environmental Justice Element. During these workshops, the Housing Element update was presented, providing community members additional opportunity for comment and feedback. The input from all engagement activities was evaluated, and integrated into the Draft 6th Cycle Housing Element.

To announce upcoming webinars and other key project milestones, GovDelivery email announcements were sent to registered subscribers. As of February 2021, the County sent multiple GovDelivery announcements to 29,144 people of which 6,749 people opened the emailed announcement. Hard copy flyers were mailed in January 2021 to 9,988 property owners and residents within the County communities announcing outreach events. To reach additional community members, including those without internet access, staff delivered project flyers to 10 community gathering points, such as pharmacies, grocery stores, and coffee shops.

In March 2021, before the release of the Draft Housing Element for public review, email announcements in English, Spanish, and Arabic were delivered to over 29,000 registered email subscribers to announce the public review period and upcoming public webinars.

Two workshops were conducted with the Board of Supervisors to discuss the Housing Element update. In addition to GovDelivery announcements, these workshops were announced in the County's Health and Human Services Agency (HHSA) Instagram and Twitter feed.



2.2 SUMMARY OF ENGAGEMENT ACTIVITIES

SURVEY

County staff published a survey in November 2020 with contextual questions based on whether the respondent was a renter, homeowner, and/or a landlord. The questions for homeowners asked about annual expenditures on home repairs or improvements and barriers to accessory dwelling unit construction. Questions for renters asked about the type of rental housing and the property's condition/ maintenance. Questions for rental property owners asked about the types of property, annual maintenance expenditures, and the ease of obtaining County permits.

The survey concluded with general questions about the types of housing and housing programs that should be prioritized in the County's Housing Element, along with an open-ended comment form to obtain input on anything that was not asked about in the survey.

As of April 22, 2021, 114 respondents had filled out the survey. Approximately 35 percent live in North County, 19 percent live in East County, 40 percent live in an incorporated City, 3 percent in the Backcountry, and 3 percent outside of San Diego County. About 61 percent of the respondents own their home, 31 percent rent, and the remaining 8 percent neither own nor rent their home.

Many survey respondents expressed that it was difficult to find affordable homes in the unincorporated County, and indicated that housing choices were primarily limited by monthly costs. Common themes expressed in the responses indicated preferences to:

- Allow additional housing on a single lot
- Provide additional homeless support services; ensure that information about resources is readily accessible and easy to interpret
- Consider the existing infrastructure conditions and local community input on new housing development
- Preserve existing parks and open space; focus development in existing community nodes
- Provide housing options that suit the needs of young adults
- Incentivize the provision of lower-income and moderate-income units
- Limit new housing and accessory dwelling unit (ADU) construction



FOCUS GROUP MEETINGS

In November 2020, the County held two “focus group” meetings with members of the San Diego development community and affordable housing advocates. At each meeting, members of the County team prepared a brief presentation discussing the general scope and extent of the Housing Element Update and major components of the effort: the adequate sites inventory, housing programs, and housing constraints. The County then facilitated a guided discussion and obtained input about community housing needs, development constraints, and potential policy changes/programs to improve housing access in the unincorporated areas.

Housing Advocates

Housing advocates from the San Diego Housing Federation and Interfaith Community Services attended the focus group meeting. Primary topics of the discussion included affordable housing financing, HCDS Voucher allocation, RHNA inventory site selection, and recent changes to state law. The advocates expressed support for continuing the local gap financing program through the HOME partnership and discussed the value and importance of this funding source for affordable housing projects. The advocates also discussed the County’s administration of HUD vouchers, and that the vouchers should also be prioritized in incorporated cities, rather than targeted towards unincorporated areas of the County. The group discussed some of the challenges associated with combining and managing different affordable housing funding sources, including the application requirements for County funding. Finally, the group discussed RHNA site selection. The advocates noted that the County would need to consider AFFH and the Climate Action Plan (CAP) when choosing sites. The advocates encouraged locating sites for lower income households near transit, jobs, and other amenities.

Housing Development Community

An economist, market analyst and consultant, and strategic advisor to the real estate development community from London Moeder Associates participated in the focus group meeting. The group discussed regional development patterns, development constraints, and inclusionary housing. The representative stated that complying with the California Environmental Quality Act (CEQA) and the CAP are large burdens and constraints for developers in the unincorporated County. He also believes additional lands outside of the currently designated “Villages” should be allowed higher residential densities, as the existing zoning and General Plan create significant constraints and make the construction of new housing financially difficult. The representative suggested the designation of a “transportation corridor” along the I-15, which could allow for higher density housing with access to regional transit and job centers. He also stated that requiring high percentages of a project for lower income households (e.g., 20 percent



of the total units) makes it difficult for smaller housing projects to be financially viable, and that only larger developments could accommodate these requirements. The meeting concluded with the group discussing the increase of remote work, and that future housing locations and desired amenities have and may permanently change in response to telecommuting and COVID-19.

Additional Focus Group Meetings

In March and April 2021, the County conducted additional focus group meetings with business development and real estate organizations, environmental organizations, and community-based organizations. Five meetings were conducted with these groups. During these meetings, County staff discussed the housing element components and requirements, goals and policies, implementation program, as well as options for the Housing Element Sites Inventory.

The Business Development and Real Estate Interest Group meeting included members of the Pacific Southwest Realtors Association, San Diego Regional Economic Development Corporation, San Diego Regional Chamber of Commerce, and the San Diego Building Owners and Managers Association. The Environmental Interest Group focus meeting included members of the Nature Conservancy, Sunrise Movement, Tree San Diego, Say San Diego, American Lung Association, and the San Diego Food Assistance Alliance. Finally, three Community-Based Focus Groups were formed with organizations located in the northern region of the County, eastern region of the County, and the southern region of the County. The Lakeside Community Focus Group, Spring Valley Community Focus Group, and North County Community Focus Group included members of local organizations active in the community, including the Spring Valley Community Alliance, Heaven's Windows, the El Cajon and Lemon Grove Collaboratives, and the Education Compact of Escondido.

- 3/16/2021 – Business Development and Real Estate Interest Group
- 3/16/2021 – Environmental Interest Group
- 3/16/2021 – North County Community Focus Group
- 3/19/2021 – Spring Valley Community Focus Group
- 4/01/2021 – Lakeside Community Focus Group

WORKSHOPS

The project team conducted three public workshops about the Housing Element Update. Due to the COVID-19 pandemic, all of the workshops were held remotely via Zoom webinar. The County also offered translation services in Spanish and Arabic at the public webinars per public



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request. Request for translation services was received through the webinar registration or by comments received during the webinars. Additionally, the County provided Spanish and Arabic translations for the March 2021 webinar announcements and project flyer.

Participants were allowed to provide comments and questions through the Q&A tool, as well as complete interactive polls. Most webinar attendees lived and/or owned single-family homes in North or East County, or in an incorporated City. General comments by attendees included support for subsidized sanitary sewer connections and information about certain environmental constraints, such as fire risk, slopes, and floodplains. Commenters indicated a desire that new housing be consistent with the County's Climate Action Plan, and that new projects should be compatible with the existing community.

COMMUNITY PLANNING AND SPONSOR GROUPS

Community interests within the unincorporated County are represented by Community Planning Groups (CPG) and Community Sponsor Groups (CSG). CPG members are elected while CSG members are appointed. The purpose of these groups is to advise County Planning & Development Services, Planning Commission, and Board of Supervisors on land use-related issues.

The 26 CPG/CSGs represent a broad cross section of the community and are established for the north County communities of Fallbrook, Rainbow, San Dieguito, and Valley Center; the East County communities of Alpine, Crest/Dehesa, Jamul/Dulzura, Lakeside, Ramona, Spring Valley, Sweetwater, and Valle de Oro; and the backcountry communities of Boulevard, Campo/Lake Morena, Descanso, Julian, Pine Valley, and Potrero. CSGs serve the North County communities of Bonsall, Hidden Meadows, Pala-Pauma, and Twin Oaks Valley, along with the backcountry communities of Borrego Springs, Cuyamaca, Jacumba, and Tecate.

Generally, CPG and CSG members represent a broad cross section of the community. Most of the groups consist of at least 15 members. Many CPGs and CSGs have subcommittees that are tasked with addressing housing-related issues. The CPGs and CSGs hold regularly scheduled public meetings which are advertised in local media (community newspapers) and on CPG/CSG websites (most CPGs and CSGs have websites hosted by the County of San Diego). In addition, meeting agendas and notices are posted on bulletin boards in community centers where meetings are held. Also, group rosters, meeting agendas, and minutes are posted on the County's website at <http://www.sdcounty.ca.gov/pds/CommunityGroups.html>.

These venues allow the County to provide outreach to a broad base of community members, including very low-, low- and moderate-income residents and those with special needs.



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Backcountry communities, in particular, have a high percentage of very low- and low-income families.

The Housing Element update was presented during the November 7, 2020, and the March 13, 2021, Quarterly Training for the Community Planning and Sponsor Groups. During these meetings, County staff explained the purpose and scope of this Housing Element update, and offer to provide additional presentations to each of the CPG/CSG during their monthly community meetings.

The County presented the Housing Element update during the following CSG/CPG monthly meetings:

- 12/1/2020 – Bonsall CPG
- 1/5/2021 – Sweetwater CPG
- 1/7/2021 – Boulevard CPG
- 1/11/2021 – Valley Center CPG
- 1/25/2021 – Campo/Lake Morena CPG
- 2/25/2021 – Hidden Meadows CPG
- 3/16/2021 – Jacumba CSG
- 3/24/2021 – Twin Oaks Valley CPG
- 3/25/2021 – Hidden Meadows CPG
- 3/30/2021 – Spring Valley CPG
- 4/1/2021 – Ramona CPG
- 4/8/2021 – San Dieguito CPG
- 4/19/2021 – Fallbrook CPG
- 5/5/2021 – Lakeside CPG

OTHER ENGAGEMENT ACTIVITIES

Between fall 2020 and spring 2021, County staff attended several stakeholder group meetings. These meetings provided an opportunity for staff to engage in detailed discussions on how the Housing Elements comply with state requirements and aligns with other General Plan Elements



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and County programs and services, and to hear from stakeholders and the community about their preferences and concerns regarding the Housing Element Sites Inventory.

- 11/19/2020 – Land Development Technical Working Group
- 1/19/2021 – San Diego Regional Chamber
- 11/20/2020 – Business Industry Association (BIA)
- 12/3/2020 – New Green Deal Alliance
- 12/17/2020 – San Diego Association of Realtors (SDAR)
- 1/19/2021 – San Diego Regional Chamber
- 1/21/2021 – Wildlife Habitat Collation
- 2/19/2021 – Building Industry Association (BIA)
- 2/19/2021 – Quarterly meeting with the Environmental Groups
- 2/19/2021 – HHSA's Unincorporated Rural Communities Telebriefing
- 3/10/2021 – Lemon Grove Collaborative
- 3/11/2021 – Wildlife Agencies
- 4/14/2021 – Pacific Southwest Association of Realtors (PSAR)
- 5/4/2021 – Business for Good
- 5/13/2021 – Business Industry Association (BIA)
- 5/21/2021 – Quarterly meeting with the Environmental Groups
- 5/26/2021 – Age Well San Diego

2.3 OUTCOMES/POLICY IMPLICATIONS

KEY THEMES FROM ALL OUTREACH

- New housing should be planned near existing services and transit, and away from environmental constraints.
- The County should encourage a variety of housing types, including both multi-family and single-family unit options.



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- The cost of homes is a significant constraint for housing choice in the unincorporated County.
- Many respondents felt that families, young adults, and persons experiencing homelessness face the greatest need for housing and related services.
- Facilitation of development of low- and moderate-income housing should be prioritized.
- Ensure that development applications are reviewed and permitted in a timely manner.

KEY POLICY IMPLICATIONS

In response to comments received during outreach efforts, the Housing Element was updated to reflect the input. The following actions were taken to incorporate the comments received as part of the public outreach:

Input Received: Comments included identifying housing sites that are not environmentally constrained and located within vehicle miles traveled (VMT) efficient areas.

- **Actions Taken:** Considerations included fire and other environmental risks during the development of the Sites Inventory. Units located within very high fire hazard risk areas were screened out from the Sites Inventory. Additional actions taken included removing units located within floodways, steep slopes, and sensitive habitats. Regarding VMT, sites located outside VMT efficient areas that would be eligible for the By-Right Approval for Projects with 20 Percent Affordable Housing (details on this program are provided below) were also removed from the Sites Inventory. This will ensure that non-VMT efficient projects continue to provide mitigation for VMT impacts.

Input Received: Community members requested that housing be located close to services, infrastructure, and amenities.

- **Actions Taken:** All sites included in the Housing Element Sites Inventory are within the County Water Authority (CWA) boundary and have access to water and sewer systems. Also, all sites have access to transit and dry utilities (cable, internet). Other actions included identifying sites within high and moderate resource areas based on characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

Input Received: Comments were received requesting that the County incentivize the provision of lower-income and moderate-income units and housing that meets the needs of special populations.



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- **Actions Taken:** The Housing Element included programs intended to incentivize the development of affordable housing. The Expedited Permit Processing for Affordable Housing Projects will ensure that the projects that include an affordable housing component are given priority during the development process. Also, the development of a Low to Moderate-Income Inclusionary Ordinance will help increase affordable housing development. Finally, programs were included to continue incentivizing ADU development, including reducing permitting costs and developing an ADU Subsidy Program for special needs populations.

Input Received: Comments were received requesting that the County review regulatory requirements to facilitate housing development, such as expanding opportunities for ministerial review (e.g., only requiring a building permit as opposed to discretionary permit).

- **Actions Taken:** The Housing Element included programs to facilitate housing development and streamline the review of multifamily projects. The By-Right Approval for Projects with 20 Percent Affordable Housing will allow affordable housing projects that meet specific criteria to be developed ministerially. The Objective Standards Program will facilitate the development of housing while ensuring that projects deliver a high-quality design. The Zoning Ordinance Cleanups of Building Types and Development Designators will also evaluate the County's Zoning Ordinance to ensure that regulations are consistent with the densities established by the General Plan and are not acting as barriers to housing development.



3 KEY ISSUES

3.1 OVERVIEW

This Housing Element seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County's unincorporated communities. It also seeks to reconcile housing needs with competing land use interests. For example, agriculture is a major sector within the regional economy, and most agricultural operations are located within the unincorporated County. San Diego County also has the greatest number of endangered species of any county within the continental United States, and most of those species are located within unincorporated areas. Retaining agricultural and environmental resources, therefore, must be reconciled with meeting the Regional Housing Needs Allocation (RHNA).

Because of the size and physical variation of the unincorporated County, key Housing Element issues are identified by location type—Village, Semi-Rural, and Rural Lands regional categories as defined in the Land Use Element—to facilitate place-based solutions for housing issues within the unincorporated County.

3.2 VILLAGE ISSUES

Communities located within the San Diego County Water Authority (CWA) boundary will accommodate most of the County's future population growth and housing. Many of these communities face common issues:

- **Housing Choice:** Allowable density, lot size, building type, and parking requirements make it difficult for developers to provide a variety of housing choices for different age or economic groups.
- **Achieving Planned Densities:** Minimum lot sizes, height restrictions, and other regulations can reduce development yield to well below planned densities. For example, two-story height restrictions will typically limit density to 15 or 20 units per acre.
- **Infrastructure and Services:** Providing roads, sewer, and other infrastructure to support urban or suburban development is a challenge in many communities, particularly in the County's outlying communities. Higher residential densities cannot be supported due to equipment limitations in many fire districts.



- **Community Acceptance:** Some community resistance to high-density housing is based on existing, older, and less attractively designed development. Most unincorporated communities resist new types of higher-intensity development unless it includes parks, landscaping, and other amenities that help retain rural character.

In the unincorporated County, environmental conditions also limit development potential. Even within existing Village areas, unique environmental resources such as the vernal pools can limit development potential. The County also contains a Village area outside the CWA called Borrego Springs. Located next to Anza-Borrego State Park, this desert community includes a seasonal tourism-based economy that presents unique housing issues.

3.3 SEMI-RURAL AND RURAL LANDS ISSUES

Improving housing affordability in Semi-Rural and Rural Lands is a challenge because high-density housing is not compatible with the character in these locations. Semi-Rural and Rural areas often contain existing environmental resources, are farther from regional job centers, and may not be served by public infrastructure, all of which limit their ability to accommodate additional growth. To maintain the semi-rural character and pattern of development in these communities, residential growth is directed away from Rural and remote areas with minimal public services to areas where higher density and a less rural character is consistent with the existing pattern of development and the availability of public services. Housing-related issues include:

- **Affordability:** Existing requirements for large lot sizes increase costs for land and infrastructure in Semi-Rural areas.
- **Housing choice:** Affordable housing that is consistent with rural character, such as mobile or manufactured homes and farmworker housing, may be limited by existing regulations that restrict these types of development.
- **RHNA requirements for lower-income households:** Although the state encourages the use of higher-density zoning to meet RHNA requirements for lower-income families, higher multi-family densities are often not supported by the General Plan, Community Plans, or Zoning Ordinance in San Diego Semi-Rural and Rural communities.



4 IMPLEMENTATION PLAN

Table 6-4-1: Implementation Plan

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.0	HOUSING						
3.1	Community Development						
3.1.1	Regional Housing Needs						
3.1.1.A	<u>Residential Sites Inventory for Regional Housing Needs Allocation (RHNA)</u> . Maintain land use policies that provide adequate sites for a variety of housing for the County's 6th Cycle RHNA of 6,700 units: <ul style="list-style-type: none"> ▪ Very Low Income – 1,834 units ▪ Low Income – 992 units ▪ Moderate Income – 1,165 units ▪ Above Moderate Income – 2,709 units 	H-1.1	<u>PDS</u>	A-2	X		
3.1.1.B	<u>By-Right Approval for Projects with 20 Percent Affordable Units</u> . Pursuant to AB 1397, amend the Zoning Ordinance by the end of 2023 to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent a “reuse” of sites identified in the 4th Cycle and 5th Cycle Housing Elements.	H-1.1	<u>PDS</u>	B-2		X	

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
Planning & Development Services (PDS); California Department of General Services (DGS)

In the County's Implementation Plan, the following Program Implementation Categories to help guide budgetary and staffing allocation decisions:

A-1 = Current/No Change

A-2 = Change/No Additional Resources

A-3 = Change/Additional Resources

B-1 = New/No Additional Resources

B-2 = New/Additional Resources



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Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.1.C	<u>Zoning Ordinance Amendments to Achieve Maximum Density.</u> Amend the Zoning Ordinance by early 2023 to facilitate development on sites identified in the Sites Inventory for the 6th Cycle RHNA. Specifically, establish minimum densities for multi-family districts at 70 percent of the maximum allowable densities, with the goal of achieving an average development density at 80 percent of the maximum allowable density.	H-1.1 H-1.2	<u>PDS</u>	B-2		X	
3.1.1.D	<u>Diversity of Land Use Designation and Building Type.</u> Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to: small lot single-family homes; tiny homes; detached condominium Projects; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; and mixed-use projects. Continue to explore innovative building types and housing options that can be implemented through the County's Zoning Ordinance by reviewing development designators and designations and amend the Ordinance as appropriate (in coordination with action 3.1.3.A).	LU-3.1	<u>PDS</u>	A-2	X		

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Planning & Development Services (PDS); Department of General Services (DGS)

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B-1 = New/No Additional Resources

B-2 = New/Additional Resources



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Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.1.E	<u>Low to Moderate Inclusionary Ordinance</u> . Based on the results of the Inclusionary Housing Feasibility Study conducted in 2021, develop an Inclusionary Ordinance by 2022 with pre-determined set asides applicable to all housing projects of all sizes above a minimum threshold including incentives and reforms to help facilitate construction of affordable housing for lower- and moderate-income households.	H-1.9 H-1.10	<u>PDS</u>	A-2		X	
3.1.1.F	<u>Objective Design Standards</u> . Pursuant to SB 330, the County will review its development standards and design guidelines by the end of 2023 applicable to urbanized Census Designated Places to ensure they are objective to facilitate the development of housing. To streamline the design review process, the County will: <ul style="list-style-type: none"> Encourage applicants to utilize existing objective design review checklists, waivers, and exemptions. Implement Section 7015 of the Zoning Ordinance, allowing staff to act without Advisory Board recommendation if the recommendation is not provided within 60 days. Conduct educational outreach with Community Planning Groups (CPGs) and Design Review Board (DRB) regarding Section 7015, 	H-5.1 H-5.4	<u>PDS</u>	A-1		X	

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
Planning & Development Services (PDS); Department of General Services (DGS)

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A-1 = Current/No Change

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A-3 = Change/Additional Resources

B-1 = New/No Additional Resources

B-2 = New/Additional Resources



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SECTION 4 ■ IMPLEMENTATION PLAN**

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	<ul style="list-style-type: none"> Address quorum issues by combining DRB and CPG meetings to allow CPG to vote when DRB does not have quorum. 						
3.1.1.G	<p><u>Residential Sites Inventory Monitoring</u>. Expand the County's Housing Production and Capacity Portal by the end of 2021 to monitor parcels included in the Residential Sites Inventory for this 2021-2029 Housing Element on a GIS mapping application designed for staff and public use, and available on the County's website.</p> <p>To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track:</p> <ul style="list-style-type: none"> Unit count and income/affordability assumed on parcels included in the sites inventory. Actual units constructed and income/affordability when parcels are developed. Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation. 	H-1.1	<u>PDS</u>	A-2	X		

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
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SECTION 4 ■ IMPLEMENTATION PLAN

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.1.H	<u>Housing Yields in Mixed-Use Zones.</u> The County will review the development code for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones. Specifically, review by the end of 2023 whether and where residential should be allowed as a primary use in commercial zones, and create objective standards for mixed-use developments, granting developers clarity and increasing the likelihood for the conversion of underutilized commercial to residential.	H-1.2 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.1.1.I	<u>Replacement Requirement.</u> Pursuant to State law, amend the Zoning Ordinance by the end of 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.	H-1.1	<u>PDS</u>	A-2		X	
3.1.1.J	<u>Lot Consolidation.</u> Facilitate the consolidation of small sites for development by providing technical assistance and exploring incentives such as streamlined processing and reduced fees for affordable housing. Incentives may include: <ul style="list-style-type: none"> ▪ Density bonus ▪ Fee reduction - starting in July 1, 2021, lot consolidation fee would be a fixed flat fee, changing from the deposit-based fee 	H-1.1	<u>PDS</u>	B-2		X	

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Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	Technical assistance may include: <ul style="list-style-type: none"> ▪ Maintain a list of parcels with potential for lot consolidation ▪ Create a new informational page with checklist requirements ▪ Dedicate specific staff to assist with lot consolidation ▪ Establish lot consolidation program by 2023. 						
3.1.1.K	<u>Expand Eligibility of Checklist Exemptions.</u> Develop additional checklists for site plan applications. Site plans that can be waived or exempted are currently indicated with a zoning designation (i.e., requirement in zoning box) for a design review. Work with Community Planning and Sponsor Groups and obtain public input prior to developing new checklist exemptions.	H-5.1 H-5.4	<u>PDS</u>	A-1		X	
3.1.1.L	<u>Coordination and Outreach with Developers, Builders, and Owners.</u> Work as a liaison between the property owners of non-vacant RHNA sites and developers/builders who may wish to pursue projects on these sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate short term redevelopment of non-vacant RHNA sites.	H-1.1	PDS	B-1		X	

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Table 6-4-1, continued

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					Ongoing	0-2 Years	2-7 Years
3.1.2	Village Development						
3.1.2.A	<u>Transit Nodes</u> . Work with transit agencies, San Diego Association of Governments, and developers to facilitate development within identified transit nodes. Specifically, establish comprehensive planning principles for transit nodes such as Buena Creek Sprinter Station in North County Metro anticipated to be completed by 2026-2027. Additionally, continue current work on development of a Specific Plan in the Casa de Oro community, which will expand housing opportunities and contribute to a revitalized community center.	H-1.3	<u>PDS</u>	A-3			X
3.1.2.B	<u>Community Planning</u> . Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.	H-1.6 H-1.7 H-1.8 H-1.10 H-2.1	<u>PDS</u>	A-3	X		
3.1.3	Maximum Development Yield in Villages						
3.1.3.A	<u>Zoning Ordinance Cleanups</u> . Review the development designators in the Zoning Ordinance, and amend Code by the end of 2022 as necessary and appropriate to ensure that a range of housing types and densities can be achieved, and that the designators facilitate development at the maximum density allowed by the General Plan.	H-1.6 H-1.7 H-1.8	<u>PDS</u>	A-2		X	

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Table 6-4-1, continued

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					Ongoing	0-2 Years	2-7 Years
3.1.4	Accessory Dwelling Units (ADUs)						
3.1.4.A	<u>Zoning Ordinance Amendments for Accessory Dwelling Units (ADUs)</u> . Amend the Zoning Ordinance by the end of 2022 to address multiple recent changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an ongoing basis and revise the Zoning Ordinance as appropriate.	H-3.7	<u>PDS</u>	B-1		X	
3.1.4.B	<u>Accessory Dwelling Unit (ADU) Construction</u> . Promote County incentives and tools available to facilitate ADU construction, including: <ul style="list-style-type: none"> Continue to make preapproved ADU site/floor plans available to the public free of charge. County Fee Waiver Program for ADUs (effective January 2019 through January 2024), which offers incentives above and beyond state law, to waive building permit fees, on-site wastewater fees, development impact fees, park fees, traffic impact fees, and drainage fees. Annually monitor the development and affordability of ADUs. If trends indicate a potential shortfall in meeting the estimated 1,800 ADUs, consider additional efforts to incentivize ADU production and reassess and revise the overall sites strategy for the RHNA within one year through adjusting ADU capacity assumptions with actual permitted units, and/or identifying additional sites to expand site 	H-3.7 H-6.6	<u>PDS</u>	A-1		X	

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					Ongoing	0-2 Years	2-7 Years
	capacity to the extent necessary to accommodate the RHNA. Quantified Objectives: ▪ 250 ADUs annually over 8 years for 2,000 units						
3.1.4.C	<u>Affordable Accessory Dwelling Units (ADUs)</u> . By 2023, develop a program and pursue funding to spur the development of affordable housing through the construction of ADUs.	H-3.7	<u>HCDS</u> <i>PDS</i>	A-2		X	
3.1.4.D	<u>Develop an Accessory Dwelling Unit (ADU) subsidy program</u> by 2023 to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income individuals or households in the unincorporated County.	H-3.7	<u>HCDS</u> <i>PDS</i>	A-2		X	
3.1.5	Energy Conservation						
3.1.5.A	<u>Build Green Incentive Program</u> . Offer reduced plan check times and plan check and building permit fees for projects that use resource-efficient construction materials, water conservation measures and increased energy efficiency in new and remodeled residential and commercial buildings. Quantified Objectives: ▪ 15 permits annually over 8 years for 120 permits	H-5.1 H-5.2	<u>PDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
3.1.5.B	<u>Residential Solar Photovoltaic (PV) Building Permits.</u> Continue to waive the cost to plan check/permit a residential solar PV building permit. The County will continue to promote this program on the County website. Quantified Objectives: <ul style="list-style-type: none"> 5,000 residential solar PV building permits annually over 8 years for 40,000 permits 	H-5.1	<u>PDS</u>	A-1	X		
3.2	Lower Income Housing Development						
3.2.1	Density Bonus Incentives						
3.2.1.A	<u>Density Bonus Ordinance Update.</u> On an ongoing basis, review and update the Density Bonus Ordinance to be consistent with state law. Specifically update ordinance by 2022 to address the following: <ul style="list-style-type: none"> AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households. SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness. 	H-1.5 H-3.3 H-6.5	<u>PDS</u>	A-2		X	

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					Ongoing	0-2 Years	2-7 Years
3.2.1.B	<u>Density Bonus Projects</u> . Publicize density bonus incentives to developers through community events and information posted on PDS and HCDS websites.	H-1.5 H-3.3 H-6.6	<u>PDS</u> <i>HCDS</i>	A-1	X		
3.2.2	Expedited Permit Processing						
3.2.2.A	<u>Affordable Housing Projects</u> . Implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with Board Policy A-68 as well as SB 35 – Affordable Housing Streamlined Approval). Continue to explore ways to expedite affordable housing development.	H-5.2	<u>PDS</u>	A-1	X		
3.2.3	Affordable Housing Resources						
3.2.3.A	<u>Affordable Housing and Services Funds</u> . Funding strategies for affordable housing and supportive services include: <ul style="list-style-type: none"> As funding permits, allocate funding, through the Notice of Funding Availability (NOFA) or other competitive process, in an equitable manner for affordable housing development, acquisition, rehabilitation, and/or supportive services. Pursue funding programs (for construction/ permanent financing, operating subsidies, project-based vouchers, supportive services, etc.) available at the state and federal levels and explore local funding mechanisms for affordable housing and services. Specifically, target housing funds for persons with special needs, such as seniors, farm laborers, 	H-3.1	<u>HCDS</u> <i>PDS</i>	A-1	X		

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Table 6-4-1, continued

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					Ongoing	0-2 Years	2-7 Years
	and persons with disabilities (including persons with developmental disabilities), and households with extremely low incomes. <ul style="list-style-type: none"> Pursue strategies for expanding local affordable housing resources. Facilitate the development of 150 lower-income units within the unincorporated areas over eight years. (The County also facilitates affordable housing in the cities participating in the County's CDBG and HOME jurisdictions.) 						
3.2.3.B	<u>Inventory of Surplus Sites</u> . Annually coordinate with the DGS Real Estate Services Division and HCDS to update and maintain an inventory of surplus sites suitable for affordable housing. Annually evaluate the feasibility of using the surplus County sites for affordable housing.	H-1.1 H-6.4	<u>DGS</u> <i>PDS</i> <i>HCDS</i>	A-1	X		
3.2.4	Rental Assistance						
3.2.4.A	<u>Housing Choice Vouchers (HCV)</u> . Continue to provide HCVs, including other Office of Public and Indian Housing funded vouchers, such as VASH, Mainstream, Family Unification Program, etc., to extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions within the service area of the local Public Housing Agency (PHA). The Housing Authority uses Small Area Fair Market Rents to improve access to high-resource areas, improve choice, and deconcentrate poverty.	H-3.1 H-3.8	<u>HCDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
	<p>Additionally, each year Payment Standards are set at the maximum amount allowable based on the annual budget.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> 6,000 extremely low- and very low-income households assisted with HCVs in the unincorporated area over 8 years. <p>(Note: HCVs are available to income-eligible households PHA jurisdiction wide.)</p>						
3.2.4.B	<u>Tenant-Based Rental Assistance (TBRA)</u> . Continue to provide assistance to extremely low- and very low-income households.	H-3.1 H-3.8	<u>HCDS</u>	A-1	X		
3.2.4.C	<p><u>Outreach and Education to Landlords</u></p> <p>Annually promote participation of current and new landlords in the Housing Choice Voucher (HCV) and other rental assistance programs through outreach and education. Information provided includes program rules, benefits of participation, processes for tenants and landlords, and other key program guidelines such as recent changes in applicable laws or program rules.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> Engage 100 new and existing landlords annually through advertising and outreach events. 	H-3.8 H-6.6	<u>HCDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
3.2.5	Homebuyer Assistance						
3.2.5.A	<u>Down Payment and Closing Cost Assistance (DCCA) Program</u> Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs. Quantified Objectives: <ul style="list-style-type: none"> Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years. 	H-3.1	<u>HCDS</u>	A-1	X		
3.3	Special Needs Housing						
3.3.1	Housing for the Homeless						
3.3.1.A	<u>Homeless Services Funding</u> . Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at risk of homelessness.	H-3.6	<u>HCDS</u>	A-1	X		
3.3.1.B	<u>Zoning Ordinance Amendments to Facilitate Shelter Development</u> . Pursuant to state law, amend the Zoning Ordinance by the end of 2022 to address the following recent changes to state law regarding housing for the homeless: <ul style="list-style-type: none"> Low Barrier Navigation Centers (AB 101) Emergency and Transitional Housing (AB 139) Supportive Housing (AB 2162) 	H-3.6	<u>PDS</u>	B-1		X	

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Table 6-4-1, continued

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					Ongoing	0-2 Years	2-7 Years
3.3.2	Housing for Persons with Disabilities						
3.3.2.A	<u>Group Homes for Seven or More.</u> In 2022, the County will review its Zoning provisions for large group homes (7+ persons) and will implement mitigating strategies to remove potential constraints and to facilitate objectivity in review and approval in the development of large group homes.	H-3.6	<u>PDS</u>	A-2		X	
3.4	Housing and Neighborhood Preservation						
3.4.1	Preservation of At-Risk Housing						
3.4.1.A	<u>Preservation of At-Risk Housing.</u> Work to preserve the projects (totaling 22 units) identified as at risk of converting to market-rate housing. Strategies include: <ul style="list-style-type: none"> Monitoring project status annually. Ensuring property owners comply with the extended noticing requirements (three-year, one-year, and six-month notices) under state law. Include preservation as an eligible use in Notices of Funding Availability. 	H-4.1 H-4.2	<u>HCDS</u>	A-1	X		
3.4.2	Residential Rehabilitation Programs						
3.4.2.A	<u>Home Repair Program.</u> Continue to provide home repair assistance to homeowners. Facilitate health and safety, accessibility, and weatherization improvements and installation of energy-efficient systems through this program.	H-4.1	<u>HCDS</u>	A-1	X		

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	Annually explore additional funding opportunities from State and federal programs and emphasize outreach to communities (such as Backcountry) with concentrated substandard housing issues to expand participation in programs. Quantified Objectives: <ul style="list-style-type: none"> 30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years. 						
	<u>See also 3.6.7.C – Proactive Housing Rehabilitation Resources.</u>						
3.5	Community Participation						
3.5.1	Public Outreach						
3.5.1.A	<u>Public Education Programs.</u> Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	H-6.6	<u>HCDS</u>	A-1	X		
3.5.1.B	<u>Community Meetings and Workshops.</u> Facilitate and participate in community meetings and/or workshops to assist neighborhoods in identifying projects and pursuing funding for improvements, provide education/outreach, solicit input from the community, and address affordable housing needs and other housing concerns from members of the public.	H-4.1 H-6.6	<u>HCDS</u>	A-1	X		

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	Quantified Objectives: ▪ 10 community engagements annually.						
3.5.1.C	<u>Outreach Methods</u> . Implement outreach campaign using multi-media platforms, including eblasts, social media such as Facebook and YouTube, as well as other meeting/discussion forums such as chat rooms and webinars.	H-6.6	<u>PDS</u> HCDS	A-1	X		
3.6	Affirmatively Furthering Fair Housing						
3.6.1	Regional Coordination						
3.6.1.A	<u>San Diego Regional Alliance for Fair Housing (SDRAFFH)</u> . Participate in the SDRAFFH which coordinates regional responses to housing discrimination issues and monitors progress toward addressing impediments identified in the Regional Analysis of Impediments to Fair Housing.	H-6.1 H-6.7	<u>HCDS</u>	A-1	X		
3.6.2	Fair Housing Services, Outreach, and Education						
3.6.2.A	<u>Fair Housing Services</u> . Allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint resolution and referrals, testing, and tenant/landlord counseling. Scope of services includes bilingual outreach and education materials, multilingual tenant legal counseling, quarterly testing, and public seminars, among others. Encourage increased efforts to provide services in communities with disproportionate housing needs (such as Spring Valley, Bostonia/Lakeside,	H-6.6 H-6.7	<u>HCDS</u>	A-1	X		

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	Valle de Oro, Rancho Santa Fe, Ramona, Fallbrook, Sweetwater, and Backcountry). Quantified Objectives: ▪ 250 persons assisted with fair housing services annually for 2,000 persons over 8 years.						
	See also County actions on promoting equal access to information and community participation: 3.5.1.A – Public Education Program 3.5.1.B – Community Meetings and Workshops 3.5.1.C – Outreach Methods	H-4.1 H-6.6					
3.6.3	Fair Housing Enforcement						
3.6.3.A	<u>Random Testing</u> . Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	H-6.7 H-6.7	<u>HCDS</u>	A-1	X		
3.6.4	Housing Mobility						
	<u>See County efforts in providing rental assistance:</u> 3.2.4.A – Housing Choice Vouchers (HCV) 3.2.4.B – Tenant-Based Rental Assistance (TBRA) 3.2.4.C – Outreach and Education to Landlords	H-3.1 H-3.8 H-6.6					

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	These programs are anticipated to increase housing mobility by providing opportunities for lower-income residents to obtain assistance and live in a variety of locations across the County (both incorporated and unincorporated).						
3.6.5	New Housing Choices in Areas of High Opportunity						
3.6.5.A	<u>Removal of Constraints to Multi-Family Housing in Areas of Opportunity.</u> Facilitate multi-family housing in areas of opportunity by 2025: <ul style="list-style-type: none"> ▪ Including a list of properties that allow multi-family housing by right on County website. ▪ Developing educational outreach campaign to inform communities about different housing typologies and awareness for additional housing opportunities. ▪ Encouraging the development of four or more units in multi-family buildings. ▪ Improve process for properties with a B Design Requirements in communities without design guidelines by removing the B designator and go straight to building permits. 		<u>PDS</u>				X
3.6.5.B	<u>Enhanced Housing Choices and Affordability in Areas of Opportunity.</u> In areas of opportunity (such as Alpine) and outside of areas of concentrated poverty (such as Spring Valley), develop incentives to increase housing choices and	H-1.9 H-1.10 H-3.7 H-6.7	<u>PDS</u>	B-1		X	

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B-2 = New/Additional Resources



**6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 4 ■ IMPLEMENTATION PLAN**

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing). Incentives and tools may include: permit streamlining, reduced fees, and other zoning tools.						
	See also the following County actions to facilitate housing in areas of high opportunity: <ul style="list-style-type: none"> 3.1.1.D – Low to Moderate Inclusionary Ordinance 3.1.4.D – Develop an Accessory Dwelling Unit Subsidy Program 	H-1.9 H-1.10 H-3.7 H-6.7					
3.6.6	Place-Based Strategies to Encourage Community Revitalization						
3.6.6.A	<u>Office of Environmental and Climate Justice.</u> Establish an Office of Environmental and Climate Justice within the Land Use and Environment Group (LUEG) to ensure that County efforts are advanced to meaningfully address equity, environmental and climate justice and communities disproportionately impacted by environmental burdens and related health problems, and to ensure that the County's collective efforts in reducing greenhouse gas emissions, addressing food justice, transportation equity, and the protection of civil rights in emergency planning and response are also present.	H-1.3 H-1.6 H-1.7	<u>LUEG</u>	B-2		X	

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
Planning & Development Services (PDS); Department of General Services (DGS)

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B-1 = New/No Additional Resources

B-2 = New/Additional Resources



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 4 ■ IMPLEMENTATION PLAN

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.6.6.B	<u>Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty.</u> Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation by 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.6.6.C	<u>Negative Environmental, Neighborhood, Housing, and Health Impacts.</u> Address the negative impacts associated with the siting and operation of land use such as industrial, agricultural, waste storage, and energy productions, etc. in disadvantaged communities. Develop list of focus areas and coordinate with the Environmental Justice Element to create a specific action plan by 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.6.6.D	<u>Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy.</u> Explore tools to create amenities in neighborhoods of lower resources or generate funding for targeted neighborhood improvements. Develop list of implementation options to <u>present to the Board of Supervisors for direction</u> by the end of 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X

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**6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 4 ■ IMPLEMENTATION PLAN**

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	See County efforts in comprehensive planning that addresses housing and other community development issues. 3.1.2.A – Transit Nodes 3.1.2.B – Community Planning	H-1.3 H-1.6 H-1.7 H-1.8 H-1.10 H-2.1 H-6.7					
3.6.7	Addressing Disproportionate Needs and Protecting Existing Residents from Displacement						
3.6.7.A	<u>Pilot Program to Address Homelessness in North County.</u> The North County pilot program will deploy an integrated team that will work in partnership with the staff in various cities to increase the level of outreach, assessments, and connections to wrap-around services and suitable housing opportunities for those experiencing homelessness.	H-1.4 H-3.6 H.6.1	<u>HHSA</u>	B-2		X	
3.6.7.B	<u>Department of Homeless Solutions and Equitable Communities.</u> The creation of this new department will achieve better coordination of existing and future County homeless activities and programs and serve as a central point of contact and collaboration for outside partners in order to help vulnerable San Diegans and reduce homelessness in the region.	H-1.4 H-3.6 H.6.1	<u>HHSA</u>	B-2		X	

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**6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 4 ■ IMPLEMENTATION PLAN**

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.6.7.C	<u>Proactive Housing Rehabilitation Resources.</u> By the end of 2025, develop a proactive housing rehabilitation resources program that targets areas of concentrated rehabilitation needs to facilitate repairs and to mitigate potential costs, displacement, and relocation impacts on residents.	H-4.1	<u>PDS</u>	B-1			X
3.6.7.D	<u>Participation in Decision Making Process.</u> Promote participation in community meetings by: <ul style="list-style-type: none"> ▪ Addressing language barriers and meeting times. ▪ Recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local decision-making bodies. 	H-1.4 H-3.6 H.6.1	<u>PDS</u>	A-1	X		
3.5.7.E	<u>Mobile Home Park Preservation.</u> Implement County policy and procedure for mobile home park preservation. Provide technical assistance to park tenants to apply for grants to preserve the park.	H-3.7 H-4.1 H-6.7	<u>PDS</u>	A-1	X		
	See County efforts in providing housing assistance: 3.2.5.A – Down Payment and Closing Cost Assistance (DCCA) 3.3.1.A – Homeless Services Funding 3.4.2.A – Single-Family Home Repair Program	H-3.1 H-3.6 H-4.1					

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
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6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 4 ■ IMPLEMENTATION PLAN

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	See County efforts in mitigating displacement issues and expanding affordable housing opportunities: 3.1.1.I - Replacement Housing 3.2.3.A – Affordable Housing and Services Funds 3.3.2.A – Innovative Housing Trust Fund 3.4.1.A – Preservation of At-Risk Housing	H-1.1 H-3.1 H-3.6 H-6.7					

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
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**6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 4 ■ IMPLEMENTATION PLAN**

Table 6-4-2: Quantified Objectives

	Extremely Low/Very Low		Low	Moderate	Above Moderate	Total
RHNA	807	1,027	992	1,165	2,709	6,700
ADU	270		216	657	657	1,800
New Construction	75		75	500	1500	2,150
Rehabilitation	40	80	120			240
Conservation	22					22



6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

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5 GOALS AND POLICIES FOR HOUSING ELEMENT

HOUSING DEVELOPMENT

GOAL H-1

Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.

Policies

H-1.1 Sites Inventory for Regional Housing Needs Assessment (RHNA). Maintain an inventory of residential sites that can accommodate the RHNA throughout the Housing Element planning period, tracking the no-net-loss of sites, pursuant to state law.

H-1.2 Development Intensity Relative to Permitted Density. Encourage a development intensity of at least 80 percent of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, in close proximity to job centers, and where public services and infrastructure are available.

H-1.4 Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups in close proximity to complementary commercial and institutional uses and services.

H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.

H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for a variety of housing types, including small-lot single-family, duplex, triplex, and other multi-family building types in Villages.

H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural areas that includes a range of lot sizes to improve housing choice.

H-1.9 Inclusionary Housing. Require developers to provide an affordable housing component pursuant to the forthcoming inclusionary housing ordinance and inclusionary housing feasibility study.

H-1.10 Amenities in Large-Scale Developments. Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.

GOAL H-2

Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.

Policies

H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. (See applicable community plan for possible relevant policies.)

H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.

HOUSING AFFORDABILITY

GOAL H-3

Housing Affordability for All Economic Segments. Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower-income households and households with special needs.



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

Policies

H-3.1 Funding to Expand Affordable Housing. Pursue funding from federal, State, and local sources to expand affordable housing opportunities within the unincorporated County.

H-3.2 Equitable Share of Funding. Advocate for an equitable share of available housing funds for subsidizing affordable housing development within unincorporated County areas.

H-3.3 Density Bonus as a Tool to Develop Affordable Housing. Provide a local density bonus program to encourage the development of housing affordable to lower-income households and special needs households.

H-3.4 Housing for Moderate-Income Families in Villages. Facilitate the production of housing for moderate-income families in Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.

H-3.5 Incentives for Developments with Lower-Income Housing. Provide zoning and other incentives to support developments that incorporate housing for lower-income households or households with special needs.

H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

H-3.7 Alternative Affordable Housing Options. Provide programs that support the development of alternative types of affordable housing such as farmworker housing, accessory dwelling units, manufactured or mobile homes, tiny homes, shared housing, and employee or workforce housing.

H-3.8 Housing Services Support. Continue to provide fair housing and tenant/landlord services to residents, housing providers, and housing professionals throughout the unincorporated area pursuant to federal and State fair housing laws.

H-3.9 Water and Sewer Priority. Pursuant to state law, work with water and sewer service providers to prioritize the provision of water and sewer services to affordable housing developments in the event that a rationing system is in place.



AFFORDABLE HOUSING PRESERVATION

GOAL H-4

Affordable Housing Preservation. Programs that conserve housing currently available and affordable to lower-income households, and programs that prevent or reverse deterioration in areas exhibiting symptoms of physical decline.

Policies

H-4.1 Rehabilitation and Revitalization Strategies. Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.

H-4.2 Redevelopment of Deteriorated Housing. Encourage and support residential redevelopment in areas characterized by deteriorated housing.

GOVERNMENTAL CONSTRAINTS

GOAL H-5

Constraints on Housing Development. Governmental policies or regulations that do not unnecessarily constrain the development, improvement, or conservation of market-rate or affordable housing.

Policies

H-5.1 Periodic Review of Housing Regulations. Periodically review and, if appropriate, revise development standards, regulations, and procedures to facilitate the development of housing, with priority given to low- and moderate-income households and households with special needs.

H-5.2 Permit Processing Time. Reduce permit processing time and costs for projects with priority given to projects that produce housing for lower-income households.

H-5.3 Fire Protection. Work with local fire agencies to improve fire protection for multi-story construction.

H-5.4 Flexibility in Regulations. Modify regulations, as appropriate, to streamline regulatory processes, remove unnecessary obstacles to planned densities, and provide flexibility so that development can respond to the unique characteristics of town center areas.



DELIVERY OF HOUSING SERVICES

GOAL H-6

Delivery of Housing Services. An institutional framework that effectively delivers housing services and programs to implement the goals, policies, and programs of this Housing Element.

Policies

H-6.1 Coordinated Delivery of Programs. Coordinate delivery of housing programs and services among various County departments and regional organizations.

H-6.2 Ongoing Implementation Monitoring. Monitor progress in implementing the goals and objectives adopted in this Housing Element through the Annual Housing Element Progress Report to the California Department of Housing and Community Development.

H-6.3 Legislation That Recognizes Challenges of Unincorporated Communities. Pursue State-level housing and land use legislation that recognizes the diversity of unincorporated communities and the associated challenges faced by county governments.

H-6.4 Affordable Housing on Suitable County-Owned Properties. Facilitate the development of affordable housing on suitable, County-owned surplus properties.

H-6.5 Redevelopment Districts as a Source of Revenue for Affordable Housing.² Pursue and support State legislation to reinstate redevelopment or similar mechanisms as a tool for generating revenues for neighborhood revitalization and affordable housing.

H-6.6 Outreach for Affordable Housing. Promote the production and acceptance of affordable housing through educational outreach to developers, nonprofit housing groups, the public, community groups, other jurisdictions, and County staff.

H-6.7 Affirmatively Furthering Fair Housing. Ensure that the implementation of housing programs and delivery of housing services are conducted in a manner that promotes equal access to housing and opportunities.

² Pursuant to Assembly Bill (AB) 26, as of February 1, 2012, all California redevelopment agencies were dissolved. Policy H-6.5 has been retained in the event that redevelopment or a similar program becomes available sometime in the future.



6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

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Appendix 6-A: Housing Needs Assessment



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

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APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

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HOUSING NEEDS ASSESSMENT

This section of the Housing Element Background Report consists of an analysis of demographic, economic, employment, and housing data that help identify and illustrate the housing needs in the unincorporated area.

Numerous data sources were used in updating the County's Housing Element. The key data sources include:

- 2010 US Census and American Community Survey (ACS) - 2014-2018¹
- San Diego Association of Governments Data Surfer
- California Department of Finance Population and Housing Estimates
- Employment Development Department, Labor Market Statistics
- US Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data
- Regional Task Force of the Homeless, Regional Homeless Profile
- HUD Affirmatively Furthering Fair Housing Mapping Data – Opportunity Index
- Home Mortgage Disclosure Act (HMDA) data – 2018
- County of San Diego Consolidated Plan
- Regional Analysis of Impediments to Fair Housing Choice
- County of San Diego GIS data

Specific sources are referenced in each table or footnoted.

The unincorporated County is divided into 24 community planning areas (CPAs) and includes within its boundaries several areas that are not subject to County land use authority. The entire planning area of Barona consists of an Indian reservation and there are 17 other reservations within the remaining CPAs. Camp Pendleton, the nation's busiest military base, is located in the planning area of Pendleton-DeLuz, and the vast majority of the population in Otay comes from

¹ At the time of the Housing Element preparation, the 2020 Census results were not yet available. Furthermore, the Census now contains only limited data. Detailed demographic data are available through the American Community Survey (ACS). The most updated ACS available at the time was the 2014-2018 five-year estimates. This ACS data is consistent with data available from SANDAG to assist local jurisdictions in updating the Housing Element.



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

three correctional facilities: East Mesa Detention Facility, George F. Bailey Detention Facility, and State Donovan Correctional Facility.

DEMOGRAPHIC PROFILE

POPULATION TRENDS

Population Growth

According to the ACS Five-Year Estimates (2014-2018), the unincorporated area of San Diego County had a population of 513,123, comprising about 15 percent of the total County population. Between 2010 and 2018, population in the unincorporated area grew by more than 5 percent, which was lower than the overall County's population growth of 8 percent.

Table 6-A-1: Population Trends: 2010-2018

CPA	Population			Percent Change		% Uninc. Area 2018
	2010	2015	2018	2010-2015 (5 Years)	2010-2018 (8 Years)	
Alpine	17,132	18,107	18,095	5.7%	5.6%	3.5%
Barona	591	772	769	30.6%	30.1%	0.1%
Bonsall	9,965	10,255	10,343	2.9%	3.8%	2.0%
Central Mountain	4,704	5,119	5,434	8.8%	15.5%	1.1%
County Islands	2,271	2,174	2,151	-4.3%	-5.3%	0.4%
Crest-Dehesa	9,999	10,234	10,183	2.4%	1.8%	2.0%
Desert	4,375	5,094	5,075	16.4%	16.0%	1.0%
Fallbrook	43,592	45,433	44,958	4.2%	3.1%	8.8%
Jamul-Dulzura	9,861	9,976	9,643	1.2%	-2.2%	1.9%
Julian	2,938	3,508	3,584	19.4%	22.0%	0.7%
Lakeside	73,473	76,786	77,467	4.5%	5.4%	15.1%
Mountain Empire	7,620	8,022	8,076	5.3%	6.0%	1.6%
North County Metro	43,004	43,511	44,022	1.2%	2.4%	8.6%
North Mountain	3,036	3,533	3,719	16.4%	22.5%	0.7%
Otay	7,621	7,302	7,902	-4.2%	3.7%	1.5%
Pala-Pauma	6,054	5,861	5,847	-3.2%	-3.4%	1.1%
Pendleton-DeLuz	38,192	42,875	44,422	12.3%	16.3%	8.7%
Rainbow	2,109	20,067	2,075	851.5%	-1.6%	0.4%



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

Table 6-A-1, continued

CPA	Population			Percent Change		% Uninc. Area 2018
	2010	2015	2018	2010-2015 (5 Years)	2010-2018 (8 Years)	
Ramona	35,729	36,563	36,047	2.3%	0.9%	7.0%
San Dieguito	29,795	34,724	35,978	16.5%	20.8%	7.0%
Spring Valley	62,323	63,833	63,808	2.4%	2.4%	12.4%
Sweetwater	13,001	12,914	12,964	-0.7%	-0.3%	2.5%
Valle De Oro	40,593	42,024	42,025	3.5%	3.5%	8.2%
Valley Center	18,626	18,485	18,536	-0.8%	-0.5%	3.8%
Unincorporated Area	486,604	527,172	513,123	8.3%	5.4%	100.0%
San Diego County	3,095,313	3,264,449	3,337,456	5.5%	7.8%	-

SOURCE: SANDAG, Estimates 2010, 2015, 2018 (data extracted 07/2020).

Table 6-A-1: Population Trends: 2010-2018 shows population by CPA. In 2018, the CPAs with the highest estimated populations and largest share of the unincorporated County population included Lakeside (15 percent), Spring Valley (12 percent), Fallbrook (9 percent), and North County Metro (9 percent). Pendleton-DeLuz has a significant population (9 percent) but group quarters at Camp Pendleton account for nearly 40 percent of the total. Between 2010 and 2018, the CPAs with the largest estimated percentage increase in population were Barona (30 percent), North Mountain (23 percent), and Julian (22 percent). These CPAs are relatively small with populations of less than 4,000.

The CPAs with the lowest populations included Barona, Rainbow, and County Islands. The County Islands CPA is located in an urban area, but relative to the other unincorporated communities, its population is small because it covers small geographical areas. Six CPAs saw a small decrease in population between 2010 and 2018, ranging from 0.3 percent in Sweetwater to 5.3 percent in County Islands. The entire planning area of Barona is within the Barona Reservation where the County has no land use authority.

Projected Population

From 2018 to 2050, population in the unincorporated area is expected to increase 26 percent, from 513,123 to 647,233. *Table 6-A-2: 2018 US Census and Projected Population: 2050* shows the projected population in the unincorporated area for 2018, 2030, 2040, and 2050. CPAs that are projected to experience the highest percentage of population growth by 2050 include County Islands (133 percent), Pala-Pauma (54 percent), Valley Center (49 percent), and Jamul-Dulzura (49 percent). Otay is also expected to increase by 81 percent. This population increase may be



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

aided by the Otay 250 project, which could potentially result in approximately 3,158 housing units. CPAs that are projected to experience limited population growth include Julian (9 percent), Crest-Dehesa (8 percent), San Dieguito (8 percent), Valle De Oro (3 percent), and North Mountain (1 percent). Barona (-26 percent) and Pendleton-DeLuz (-37 percent) are projected to experience decreases in population.

Table 6-A-2: 2018 US Census and Projected Population: 2050

CPA	Estimate	Population Projection			Percent Change			
	2018	2030	2040	2050	2018-30	2030-40	2040-50	2018-50
Alpine	18,095	21,018	22,269	23,841	16.2%	6.0%	7.1%	31.8%
Barona	769	571	565	569	-25.8%	-1.1%	0.7%	-26.0%
Bonsall	10,343	13,549	14,459	14,306	31.0%	6.7%	-1.1%	38.3%
Central Mountain	5,434	5,962	6,363	6,041	9.7%	6.7%	-5.1%	11.2%
County Islands	2,151	2,959	3,827	5,013	37.6%	29.3%	31.0%	133.1%
Crest-Dehesa	10,183	10,908	10,999	10,995	7.1%	0.8%	0%	8.0%
Desert	5,075	5,876	6,295	7,312	15.8%	7.1%	16.2%	44.1%
Fallbrook	44,958	52,700	56,675	57,215	17.2%	7.5%	1.0%	27.3%
Jamul-Dulzura	9,643	12,859	13,710	14,317	33.4%	6.6%	4.4%	48.5%
Julian	3,584	3,831	3,978	3,900	6.9%	3.8%	-2.0%	8.8%
Lakeside	77,467	98,806	102,389	106,633	27.6%	3.6%	4.1%	37.7%
Mountain Empire	8,076	10,352	10,768	11,651	28.2%	4.0%	8.2%	44.3%
North County Metro	44,022	58,486	62,788	64,351	32.9%	7.4%	2.5%	46.2%
North Mountain	3,719	3,624	3,928	3,749	-2.6%	8.4%	-4.6%	0.8%
Otay	7,902	13,506	13,920	14,312	70.9%	3.1%	2.8%	81.1%
Pala-Pauma	5,847	8,067	8,906	9,026	38.0%	10.4%	1.4%	54.4%
Pendleton-DeLuz	44,422	44,867	44,642	27,924	1.0%	-0.5%	-37.5%	-37.2%
Rainbow	2,075	2,675	2,857	2,843	28.9%	6.8%	0.5%	37.0%
Ramona	36,047	41,832	44,219	45,704	16.1%	5.7%	3.4%	26.8%
San Dieguito	35,978	36,943	38,589	38,983	2.7%	4.5%	1.0%	8.4%
Spring Valley	63,808	70,132	71,614	71,742	9.9%	2.1%	0.2%	12.4%
Sweetwater	12,964	14,439	15,133	15,680	11.4%	4.8%	3.6%	21.0%
Valle De Oro	42,025	43,654	43,681	43,458	3.9%	0.1%	-0.5%	3.4%



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-A ■ HOUSING NEEDS ASSESSMENT

Table 6-A-2, continued

CPA	Estimate	Population Projection			Percent Change			
	2018	2030	2040	2050	2018-30	2030-40	2040-50	2018-50
Valley Center	18,536	24,561	26,022	27,531	32.5%	6.0%	5.8%	48.5%
Unincorporated Area	513,123	600,648	627,055	647,233	17.1%	4.4%	3.2%	26.1%
San Diego County	3,337,456	3,741,666	3,937,281	3,949,115	12.1%	5.2%	0.3%	18.3%

SOURCES: US Census Bureau (data extracted 07/2020). SANDAG, Current Estimates (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020). Note: This forecast was accepted by the SANDAG Board of Directors in October 2013 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The Series 13 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, and potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2012 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

AGE CHARACTERISTICS

Housing demand within the market is often influenced by the housing preferences of certain age groups. *Table 6-A-3: Age Distribution: 2018* shows the 2018 median age in the unincorporated area was 36.4, equivalent to the countywide median.

Table 6-A-3: Age Distribution: 2018

CPA	0 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+	Median Age 2010	Median Age 2018
Alpine	24.6%	12.9%	11.6%	11.2%	14.3%	13.7%	7.8%	3.9%	42.6	40.8
Barona	30.4%	15.6%	13.5%	10.7%	10.8%	8.8%	7.7%	2.5%	39.3	32.5
Bonsall	23.6%	12.7%	12.2%	11.0%	13.6%	12.9%	8.5%	5.5%	44	41.4
Central Mountain	24.3%	13.8%	11.3%	10.2%	12.9%	15.0%	9.0%	3.6%	47.3	40.6
County Islands	35.7%	15.0%	11.6%	11.7%	10.8%	7.9%	4.3%	3.0%	30.9	29.5
Crest-Dehesa	26.3%	12.2%	12.1%	10.2%	13.7%	14.0%	7.7%	3.8%	43.1	39.5
Desert	20.5%	13.0%	11.5%	8.6%	11.0%	14.5%	12.7%	8.2%	55.2	46
Fallbrook	26.2%	13.0%	11.9%	10.9%	12.7%	12.3%	8.3%	4.7%	39.5	39
Jamul-Dulzura	26.5%	12.5%	11.0%	11.0%	14.3%	13.5%	7.4%	3.9%	44.3	40.1
Julian	24.1%	12.1%	10.4%	9.4%	11.8%	16.5%	10.7%	5.0%	52	44
Lakeside	26.3%	12.8%	12.4%	11.6%	13.9%	12.1%	7.0%	3.9%	37.6	38.8
Mountain Empire	27.5%	13.6%	11.2%	11.2%	12.5%	12.7%	7.4%	4.0%	40.4	38



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Table 6-A-3, continued

CPA	0 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+	Median Age 2010	Median Age 2018
North County Metro	25.9%	12.6%	11.7%	11.3%	13.4%	12.7%	7.7%	4.6%	42.5	39.8
North Mountain	22.5%	14.3%	11.9%	9.9%	11.0%	13.3%	11.3%	5.9%	51.4	41.3
Otay	7.6%	30.0%	25.7%	22.7%	10.3%	2.5%	0.4%	0.9%	34.7	34.5
Pala-Pauma	26.4%	14.5%	12.4%	11.1%	13.3%	12.3%	6.9%	3.1%	36.8	37.3
Pendleton-DeLuz	30.4%	39.1%	10.8%	6.8%	5.2%	4.2%	2.2%	1.3%	21.9	23.1
Rainbow	22.7%	15.4%	12.4%	10.5%	13.1%	12.4%	9.3%	4.2%	42.9	39.5
Ramona	26.4%	12.8%	11.7%	11.5%	14.3%	13.0%	6.9%	3.5%	39.7	39.3
San Dieguito	28.2%	12.8%	10.8%	12.8%	13.6%	11.6%	6.6%	3.4%	38.6	38.3
Spring Valley	30.1%	14.0%	12.8%	12.1%	12.4%	10.1%	5.4%	3.2%	33.6	34.6
Sweetwater	26.5%	13.6%	12.8%	12.2%	12.1%	11.6%	7.2%	4.0%	40.8	37.7
Valle De Oro	24.4%	13.1%	12.1%	11.2%	13.6%	13.5%	7.5%	4.5%	42.8	40.3
Valley Center	25.5%	13.2%	11.6%	11.0%	13.5%	13.2%	7.7%	4.4%	42	39.7
Unincorporated Area	26.6%	15.6%	12.1%	11.2%	12.6%	11.5%	6.7%	3.8%	36.4	36.4
San Diego County	27.0%	14.3%	13.7%	12.5%	12.4%	10.4%	6.0%	3.7%	34.7	36.4

SOURCES: 2010 US Census. 2014-2018 ACS five-year estimates.

The mature adult population (40 to 64 years of age) usually provides the market for moderate- to high-cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes.

None of the CPAs had significantly higher proportions of mature adult and elderly persons. CPAs with the highest median age estimates include Desert (46), Julian (44), Bonsall (41.4), and North Mountain (41.3). CPAs with younger populations than the countywide median were County Islands (29.5), Barona (32.5), Otay (34.5), and Spring Valley (34.6). Pendleton-DeLuz had the lowest median of 23.1, due to the military population.

RACIAL/ETHNIC COMPOSITION

In 2010, according to the 2010 US Census, Hispanics accounted for 25.5 percent of the population in the unincorporated area. By 2018, this proportion increased to an estimated 30 percent. White and Black populations experienced decreases and the Asian and Pacific Islander population experienced a slight increase in the unincorporated area during the same period.



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Table 6-A-4: Population by Race and Hispanic Origin: 2018 illustrates the race/ethnic composition of residents by CPA estimated in 2018.

Table 6-A-4: Population by Race and Hispanic Origin: 2018

CPA	Hispanic	Non-Hispanic					
	All Races	White	Black	American Indian	Asian/ Pacific Isl.	Other Race	Two or More Races
Alpine	16.4%	74.8%	1.6%	0.7%	3.7%	0.3%	2.9%
Barona	22.8%	65.9%	0.4%	5.3%	2.6%	0.0%	3.0%
Bonsall	28.3%	58.8%	3.1%	0.3%	6.4%	0.2%	3.0%
Central Mountain	24.6%	68.1%	1.1%	1.0%	2.2%	0.2%	3.0%
County Islands	72.8%	12.3%	5.9%	0.5%	5.7%	0.1%	2.8%
Crest-Dehesa	23.1%	67.3%	1.7%	0.7%	3.8%	0.1%	3.5%
Desert	17.8%	72.2%	3.7%	0.3%	1.7%	0.1%	4.4%
Fallbrook	37.3%	52.3%	2.6%	0.6%	4.7%	0.2%	2.5%
Jamul-Dulzura	30.5%	58.0%	2.2%	0.6%	6.3%	0.3%	2.5%
Julian	19.6%	73.3%	1.0%	1.1%	2.6%	0.2%	2.5%
Lakeside	25.6%	63.8%	2.7%	0.7%	3.7%	0.2%	3.5%
Mountain Empire	42.4%	49.1%	2.6%	1.5%	2.1%	0.1%	2.2%
North County Metro	28.0%	58.2%	2.5%	0.4%	7.2%	0.2%	3.6%
North Mountain	20.4%	66.3%	1.6%	4.0%	4.8%	0.1%	2.9%
Otay	41.0%	29.9%	25.4%	0.6%	2.6%	1.8%	0.5%
Pala-Pauma	34.0%	52.7%	1.5%	3.9%	5.3%	0.2%	2.6%
Pendleton-DeLuz	25.5%	58.7%	8.6%	0.8%	4.0%	0.2%	2.5%
Rainbow	34.8%	56.7%	1.6%	0.9%	4.2%	0.2%	1.8%
Ramona	26.9%	64.3%	1.7%	0.5%	3.6%	0.2%	3.0%
San Dieguito	13.4%	54.8%	2.0%	0.6%	24.5%	0.3%	4.7%
Spring Valley	45.4%	31.8%	10.3%	0.3%	8.7%	0.2%	3.4%
Sweetwater	50.0%	29.6%	3.8%	0.3%	12.7%	0.1%	3.6%
Valle De Oro	25.8%	61.2%	4.5%	0.4%	4.6%	0.2%	3.5%
Valley Center	24.8%	63.5%	1.0%	1.3%	5.8%	0.2%	3.7%
Unincorporated Area	29.6%	55.5%	4.4%	0.7%	6.6%	0.2%	3.3%
San Diego County	34.6%	45.8%	4.4%	0.5%	11.4%	0.2%	3.4%

SOURCE: SANDAG, Estimates 2018 (data extracted 07/2020).



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Most CPAs have similar race/ethnic compositions; however, the County Islands CPA was predominantly Hispanic (73 percent). In a few other CPAs, the Hispanic population exceeded 40 percent: Otay (41 percent), Mountain Empire (42 percent), Spring Valley (45 percent), and Sweetwater (50 percent). *Table 6-A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018* displays the age characteristics of each race/ethnic group. Those who are 25 and under account for the highest proportion of the population in each group and countywide. However, the distribution of age groups varies between racial and ethnic groups. The Hispanic population is composed of 47 percent under the age of 25 and 7 percent 65 and older, compared to the White population with 29 percent under 25 and 22 percent 65 and older.

The median age of “All Other” races (Non-Hispanic) is the lowest at 22. This is followed by the Hispanic population with a median age of 27.1 and the Non-Hispanic Black population with a median age of 31.3. The Non-Hispanic White population has the highest median age at 44.

Table 6-A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018

Age Group	Hispanic		Non-Hispanic									
	All Races		White		Black		American-Indian		Asian & Pacific Islanders		All Other	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Under 25	71,105	47.0%	82,886	29.2%	8,915	39.9%	1,050	30.9%	9,971	29.4%	10,031	56.2%
25-44	39,336	26.0%	62,049	21.8%	6,282	28.1%	1,019	30.0%	9,151	27.0%	4,270	23.9%
45-64	30,204	20.0%	77,910	27.4%	5,147	23.0%	915	26.9%	9,466	27.9%	2,611	14.6%
65+	10,670	7.1%	61,481	21.6%	1,993	8.9%	417	12.3%	5,312	15.7%	932	5.2%
Total	151,315	100%	284,326	100%	22,337	100%	3,401	100%	33,900	100%	17,844	100%
Median Age	27.1		44.0		31.3		37.5		40.8		22.0	

SOURCE: SANDAG, Estimates 2018 (data extracted 07/2020).

Approximately 10 percent (48,169 persons) of the unincorporated County's population lived below the poverty level in 2018. *Table 6-A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018* illustrates the percentage of each race that is estimated to be below the poverty level within the unincorporated County in 2018.⁴ While Whites as a race made up the largest share (72 percent) of the unincorporated County's poverty population, Whites as a race had the second lowest poverty rate (9 percent) of all races in the unincorporated County in 2018. Asian had the

⁴ The US Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the corresponding threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U).



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lowest poverty rate at 4.7 percent. However, Asians represent a fairly small proportion of the unincorporated County population at less than 7 percent. Even when Hispanic Whites are excluded from the White alone population, Non-Hispanic Whites still make up the largest share (47 percent) of the unincorporated County's poverty population, but only 8 percent of the non-Hispanic White population was living in poverty.

By contrast, over 38 percent of unincorporated County residents below the poverty level are of Hispanic origin. Non-White races tend to have a higher rate of poverty. Nearly 18 percent of the Black/African American population and 16 percent of the American Indian population are below the poverty level.

Table 6-A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018

	Population Below Poverty Level Within Each Race	Percent of Population Below Poverty Level Within Each Race	Each Race's Share of the Poverty Population
Race			
White alone ¹	34,591	9.1%	71.8%
Black or African American alone	3,077	17.5%	6.4%
American Indian and Alaska Native alone	1,030	16.0%	2.1%
Asian alone	1,353	4.7%	2.8%
Native Hawaiian and Other Pacific Islander alone	275	12.2%	0.6%
Some other race alone	5,009	19.9%	10.4%
Two or more races	2,834	11.6%	5.9%
Total Considered Below Poverty Level	48,169	10.0%	100.0%
Ethnicity			
Hispanic/Latino Origin (of any race)	18,482	14.0%	38.4%
Non-Hispanic White (White alone, not Hispanic/Latino) ²	22,564	8.0%	46.8%

SOURCE: 2014-2018 American Community Survey Table: S1701: Poverty Status in the Past 12 Months.

1: White alone refers to people who reported White and did not report any other race category.

2: White alone, not Hispanic or Latino are individuals who responded "No, not Spanish/Hispanic/Latino" and who reported "White" as their only entry in the race question.



HOUSEHOLD PROFILE

Household characteristics play an important role in defining housing needs. Household type and household income often affect the housing needs of a community.

HOUSEHOLD TYPE

According to the 2014-2018 ACS, the number of households in the unincorporated area increased to 160,056 (*Table 6-A-7: Household Type—Unincorporated County and San Diego County: 2018*) from 159,339 households in 2010. Of those households, a majority (76 percent) were families. The unincorporated area had a higher percentage of family households, including those with children under 18, than San Diego County as a whole (67 percent). Non-family and single households accounted for a higher percentage in the County. The unincorporated area had a slightly larger average household size than the entire County, but the two were comparable.

Table 6-A-7: Household Type—Unincorporated County and San Diego County: 2018

Household Type	Unincorporated		County of San Diego	
	Households	Percent	Households	Percent
Total Households	160,056	100%	1,118,980	100.0%
Families	121,849	76.1%	753,761	67.4%
- with children under 18	50,032	31.3%	335,189	30.0%
Non-Family Households	38,207	23.9%	365,219	32.6%
Single Living Alone	29,576	18.5%	265,198	23.7%
Average Household Size	2.93		2.83	

SOURCES: 2014-2018 American Community Survey 5-Year Estimates Table S1101: Households and Families. SANDAG, 2018 Estimates (data extracted 07/2020).

HOUSEHOLD INCOME

Income level is considered a useful indicator of the housing market, because income levels influence the range of housing prices within a community and the ability of households to afford housing. As household income decreases, the household may be paying a disproportionate amount (more than 30 percent) of their income on housing increases. This may lead to an increase in overcrowding and inadequate living conditions.

For planning and funding purposes, the State HCD categorizes households into five income groups based on the County area median income (AMI):

- Extremely Low Income—up to 30 percent AMI



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- Very Low Income—31 to 50 percent of AMI
- Low Income—51 to 80 percent of AMI
- Moderate Income—81 to 120 percent of AMI
- Above Moderate Income—greater than 120 percent of AMI

Combined, extremely low-, very low-, and low-income households may be referred to as lower-income households.

Household Income by Household Type

Income data based on the 2014-2018 ACS provides an overview of income distribution by tenure in the County unincorporated area.

Table 6-A-8: Household Income by Tenure—Unincorporated County: 2018

Households	Total Households	Income Limit (2018)	US Census Category	% of Households
Owner Households				
Extremely Low ($\leq 30\%$ AMI)	6,788	\$20,450	less than \$20,000	6.3%
Very Low (31-50% AMI)	7,862	\$34,100	\$20,000 to \$34,999	7.3%
Low (51-80% AMI)	9,347	\$54,500	\$35,000 to \$49,999	8.6%
Moderate (81-120% AMI)	15,494	\$68,700	\$50,000 to \$74,999	14.3%
Above Moderate ($>120\%$ AMI)	67,643	$> \$68,700$	$> \$75,000$	62.5%
Zero or negative income	1,013	-	-	0.9%
Total Owners	108,147	-	-	100.0%
Renter Households				
Extremely Low ($\leq 30\%$ AMI)	6,455	\$20,450	less than \$20,000	12.4%
Very Low (31-50% AMI)	8,977	\$34,100	\$20,000 to \$34,999	17.3%
Low (51-80% AMI)	8,512	\$54,500	\$35,000 to \$49,999	16.4%
Moderate (81-120% AMI)	10,482	\$68,700	\$50,000 to \$74,999	20.2%
Above Moderate ($>120\%$ AMI)	14,236	$> \$68,700$	$> \$75,000$	27.4%
Zero or negative income	692	-	-	1.3%
No cash rent	2,555	-	-	4.9%
Total Renters	51,909	-	-	-
Total	160,056	-	-	-

SOURCES: 2014-2018 American Community Survey Table B25106: Tenure by housing costs as a percentage of household income. SANDAG 2050 Regional Growth Forecast, 2020 Projections. State of California, Department of Housing and Community Development, State Income Limits for 2018.

Note: One-person household income limits used.



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According to ACS data, 8 percent (13,243) of the total households in the unincorporated area were extremely low income, about 10.5 percent (16,839) were very low income, and 11 percent (17,859) were low income (*Table 6-A-8: Household Income by Tenure—Unincorporated County: 2018*). Renter households had a higher proportion (46 percent) of lower-income households, compared to owner households (22 percent).

Households Below the Poverty Level

The US Census Bureau uses income thresholds that vary by family size to determine whether an individual or family is in poverty. If a family's total income is less than the determined poverty level, that individual and every member in that family is considered to be in poverty. The poverty threshold for 2019 for a family of four with two related children under the age of 18 is \$25,926. A complete chart of poverty level by household size can be found in the US Census records.⁵

Table 6-A-9 shows households considered below the poverty level by the age of the householder.

Table 6-A-9: Poverty by Age of Householder—Unincorporated County: 2018

Age of Householder	Total Households	Households Below Poverty Level	Percent of Households Below Poverty Level
Under 25	5,075	713	14.0%
25-44	46,001	5,328	11.6%
45-64	64,678	5,220	8.1%
65+	44,302	3,050	6.9%
Total	160,056	14,311	8.9%

SOURCE: 2014-2018 American Community Survey Table B17017: Poverty Status in the Past 12 Months by Household Type by Age of Householder.

According to the 2014-2018 ACS, 14 percent of households under age 25 were below the poverty level, along with about 12 percent of households between the ages of 25 and 44, 8 percent of households aged 45 to 64, and 7 percent of elderly households (aged 65 and over). This data appears to be consistent with *Table 6-A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018* and *Table 6-A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018*, which illustrate that Hispanics and non-White races tend to have a larger percentage of the population under the age of 25 and a higher rate of poverty.

⁵ US Census Bureau. 2019. Poverty Thresholds. <https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html>. Accessed July 2020.



RESIDENTS WITH SPECIAL NEEDS

Certain special needs groups may have more difficulty in obtaining adequate and affordable housing due to their special circumstances, and lack of housing that caters to their needs. Identifying special needs is necessary to understanding regional housing needs and devising appropriate programs and actions.

ELDERLY

Elderly persons may benefit from additional housing services and living arrangements that can accommodate their changing needs and allow them to age in place. About 22 percent of the residents in the unincorporated area were age 60 and older (see *Table 6-A-3*). CPAs with the highest percent of elderly residents included Desert (35 percent), Julian (32 percent), and North Mountain (30.5 percent). Approximately 44,302 households in the unincorporated area were headed by elderly persons (see *Table 6-A-9*). Among these senior households, 84 percent were estimated to be owners and 16 percent were renters.

With the aging of the baby boomer population and advances in medical sciences, the elderly population will likely increase in the coming decades. This would translate to a variety of senior housing needs, which include retirement communities, independent living, assisted living and nursing homes, shared housing, and other housing-related services. Increasing emphasis is being placed on senior developments that are accessible to transit services, health care facilities, retail, and other related services.

To expand affordable housing opportunities for low-income seniors, the County offers an additional density bonus for projects that only rent to senior households of moderate income or less. Depending on the income requirements, the bonus ranges from a 40 to 50 percent increase over the base number of units, up to a density of 45 units per acre.

Resources Available: The County's Health and Human Services Agency, Housing and Community Development Services (HCDS) administers a wide array of housing programs to provide adequate and affordable housing for County residents, which includes senior households. Examples include funding for acquisition, construction, and rehabilitation of affordable housing, rental assistance programs, and home repair programs. Planning & Development Services (PDS) also provides development incentives such as density bonuses and expedited permit processing for affordable housing developments.



LARGE HOUSEHOLDS

A large household is defined as having five or more members by State HCD. Given today's housing market, large households may represent various compositions, including nuclear families (parents and children), extended families (those that include grandparents or other family members), and subfamilies (where married couples with or without children or single parents live together). These characteristics reflect such circumstances as changes in lifestyle, lack of affordable housing, or the desire for family support.

Large households are considered a special needs group because of the general lack of adequately sized affordable housing. On a per capita basis, large households also tend to have lower disposable income for housing compared to other household types. Large households require adequately sized housing at affordable costs. A location within proximity to public transportation, services, and community facilities also tends to be important. *Table 6-A-10: Household Size by Tenure—Unincorporated County and San Diego County: 2018* shows that 13 percent of all households in the unincorporated area have five or more persons. Renters (15 percent) have a slightly higher proportion of large households compared to owners (12 percent). The most common household size in the unincorporated area is a two-person household (35.3 percent). This trend is consistent with the regional trends of large households. According to the 2014-2018 ACS, approximately 12 percent of households in San Diego County had five or more people in 2018, and 11 percent of owners and 12.5 percent of renters were large households. Like the unincorporated County, the most common household size was two persons for owners (36 percent) and renters (29 percent).

**Table 6-A-10: Household Size by Tenure—
Unincorporated County and San Diego County: 2018**

Household Size	Owners		Renters		Totals	
	Households	%	Households	%	Households	%
Unincorporated County						
1-person	18,850	17.4%	10,770	20.7%	29,620	18.5%
2-person	42,335	39.1%	14,206	27.4%	56,541	35.3%
3-person	18,073	16.7%	9,932	19.1%	28,005	17.5%
4-person	15,440	14.3%	9,181	17.7%	24,621	15.4%
5+ person	13,449	12.4%	7,820	15.1%	21,269	13.3%
Total Households	108,147	100.0%	51,909	100.0%	160,056	100%
San Diego County						
1-person	120,496	20.3%	144,933	27.6%	265,429	23.7%
2-person	213,078	35.9%	153,786	29.3%	366,864	32.8%



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Table 6-A-10, continued

Household Size	Owners		Renters		Totals	
	Households	%	Households	%	Households	%
3-person	102,395	17.2%	88,870	16.9%	191,265	17.1%
4-person	90,999	15.3%	71,835	13.7%	162,834	14.6%
5+ person	66,922	11.3%	65,666	12.5%	132,588	11.8%
Total Households	593,890	100.0%	525,090	100.0%	1,118,980	100.0%

SOURCE: 2014-2018 American Community Survey, Table B25009: Tenure by Household Size.

Table 6-A-11 shows that most large households are family households. Approximately 17 percent of family households have five or more members. By contrast, less than 1 percent of non-family households are large households. This is consistent with arrangements of relatives living together, whether due to need or preference. It is also common for lower-income large households to reside in smaller units, which frequently results in overcrowding (more than one person per room) and can result in accelerated unit deterioration.

Table 6-A-11: Household Type by Household Size: 2018

	Family		Non-family	
	Households	%	Households	%
1-person household			29,620	77.5%
2-person household	49,706	40.8%	6,835	17.9%
3-person household	26,978	22.1%	1,027	2.7%
4-person household	24,171	19.8%	450	1.2%
5-person household	11,598	9.5%	150	0.4%
6-person household	5,512	4.5%	20	0.1%
7-or-more person household	3,884	3.2%	105	0.3%
Total Households	121,849		38,207	

SOURCE: 2014-2018 American Community Survey, Table B11016: Household Type by Household Size.

The 2014-2018 ACS estimated that 109,860 housing units in the unincorporated County had three or more bedrooms (Table 6-A-12), the number necessary to adequately house households with at least five people. Of these units, 19 percent (21,358) were rental units and 81 percent (88,502) were owner-occupied. Four- or more bedroom units represented 29 percent of all occupied housing (11 percent of all rental units and 37 percent of all owner-occupied units) in the unincorporated County. While it appears that there are enough units (109,860) to accommodate the number of large households (21,269), it is likely that some of these large units are not occupied by large households. In fact, Table 6-A-33: *Overcrowding: 2018* shows that



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overcrowding was more prevalent in renter households (9.5 percent) than owner households (3 percent). No data for occupants per room by household size is currently available.

Table 6-A-12: Tenure by Bedrooms: 2018

	Owner		Renter		All Households	%
	Households	%	Households	%		
No bedroom	481	0.4%	1,759	3.4%	2,240	1.4%
1 bedroom	2,384	2.2%	7,785	15.0%	10,169	6.4%
2 bedrooms	16,780	15.5%	21,007	40.5%	37,787	23.6%
3 bedrooms	48,500	44.8%	15,580	30.0%	64,080	40.0%
4 bedrooms	31,512	29.1%	5,068	9.8%	36,580	22.9%
5 or more bedrooms	8,490	7.9%	710	1.4%	9,200	5.7%
Total Households	108,147	100.0%	51,909	100.0%	160,056	100.0%

SOURCE: 2014-2018 American Community Survey, Table B25042 Tenure by Bedrooms.

Resources Available: The County assists large households primarily through provision of Housing Choice Vouchers (HCV) and rehabilitation assistance. These programs help larger families find appropriately sized housing they can afford using an HCV, as well as provide rehabilitation assistance so households can repair existing housing. With the new state law promoting accessory dwelling units (ADUs), this housing option can be an important housing resource for large households that are overcrowded due to multi-generation living, families doubling up, or unrelated persons living together. ADUs offer an important alternative housing arrangement to large households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households require special consideration and assistance because they tend to have lower incomes and a greater need for affordable day care, health care, and other related services. Single female-headed households are of particular concern because they tend to earn lower wages. *Table 6-A-13: Household Types by Tenure—Unincorporated County: 2018* shows that the 2014-2018 ACS estimates the unincorporated area had 24,994 single-parent households, representing 16 percent of the total households. Specifically, 11 percent of the households in the unincorporated area were female-headed households with children.



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Table 6-A-13: Household Types by Tenure—Unincorporated County: 2018

Household Type	Owners		Renters		Totals	
	Households	%	Households	%	Households	%
Married couple family	71,577	66.2%	25,278	48.7%	96,855	60.5%
Male householder, no wife present	4,547	4.2%	3,502	6.7%	8,049	5.0%
Female householder, no husband present	8,516	7.9%	8,429	16.2%	16,945	10.6%
Non-family households	23,507	21.7%	14,700	28.3%	38,207	23.9%
Total Households	108,147	100%	51,909	100%	160,056	100%

SOURCE: 2014-2018 American Community Survey, Table S2501: Occupancy Characteristics.

Resources Available: HCDS administers a variety of housing programs that provide access to housing and supportive services for lower-income families, which include single-parent households. Housing opportunities for lower-income families, particularly near public transportation and services, also benefit this special needs group.

PERSONS WITH DISABILITIES

The US Census defines disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

According to the 2014-2018 ACS, an estimated 53,526 persons with disabilities were residing in the unincorporated area, representing nearly 11 percent of the total population in the unincorporated County (*Table 6-A-14: Persons with Disabilities: 2018*).

Table 6-A-14: Persons with Disabilities: 2018

CPA	Persons with Disabilities	% of Total Persons
Carlsbad	9,420	8.4%
Chula Vista	25,004	9.5%
Coronado	1,642	8.7%
Del Mar	265	6.1%
El Cajon	13,195	13.0%
Encinitas	5,342	8.6%
Escondido	15,626	10.4%
Imperial	3,102	11.7%



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Table 6-A-14, continued

CPA	Persons with Disabilities	% of Total Persons
La Mesa	6,376	11.0%
Lemon Grove	3,342	12.6%
National City	6,951	12.4%
Oceanside	20,510	11.9%
Poway	5,022	10.2%
San Diego	124,515	9.1%
San Marcos	7,477	7.9%
Santee	5,964	10.8%
Solana Beach	842	6.3%
Vista	6,776	6.9%
Unincorporated	53,526	11.0%
County Total	314,897	9.8%

SOURCE: 2014-2018 American Community Survey, Table S1810: Disability Characteristics.

Affordability, design, location, and discriminatory housing practices may limit the supply of or access to housing for persons with disabilities. Housing needs also differ depending on the type of disability. Persons who are mentally ill are usually in need of housing with supportive services. Elderly persons with self-care and mobility limitations may desire shared or assisted living arrangements. The most critical housing need for persons with disabilities is housing that is adapted to their limitations. Many single-family homes may not be adaptable to widened doorways and hallways, access ramps, or other features necessary for accessibility. Furthermore, multi-family units built prior to 1990 are often not wheelchair accessible and the cost of retrofitting a home is often prohibitive.

Persons with developmental disabilities are also defined as a special needs group under Housing Element law. A developmental disability is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disability, cerebral palsy, epilepsy, and autism.

The US Census does not record developmental disabilities. According to the California State Council on Developmental Disabilities, an accepted estimate of the percentage of the population



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that can be defined as developmentally disabled is 1.58 percent.⁶ Using this figure, approximately 8,107 persons in the unincorporated area of San Diego are estimated to have a developmental disability based on SANDAG's 2018 population estimates. The San Diego Regional Center is a resource for people with developmental disabilities. In 2018, the San Diego Regional Center served approximately 33,113 residents in San Diego County.⁷

Resources Available: The County offers a variety of housing and supportive services for persons with disabilities, particularly through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with Aids (HOPWA) programs. Additionally, HCDS administers the state-funded No Place Like Home program, which provides funding for the development of permanent supportive affordable housing for individuals who are homeless or at risk of homelessness and in need of mental health services.

FARMWORKERS

As traditionally defined, farmworkers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworker housing constitutes a critical housing need in the unincorporated County due to the year-round agricultural production that generates a permanent presence of farm labor force. Most (69 percent) farms in San Diego County are between 1 and 9 acres.⁸ These small, non-traditional farms often employ temporary workers but are not large enough to accommodate on-site farmworker housing.

Due to the relatively low incomes of farmworker households, an increasingly important need for the permanently employed farmworkers is affordable rental housing. According to the 2019 wage surveys conducted by the California Employment Development Department, the average annual wage of a farmworker was \$30,800, approximately half of the annual mean of \$60,230 for all wage-earners in the San Diego region.⁹ Determining the actual number of farmworkers in a region is difficult due to the various definitions used by government agencies. As shown in *Table 6-A-15*, according to the 2014-2018 ACS, an estimated 2,643 workers in the unincorporated area reported farming as their occupation (32 percent of the entire County's agricultural workforce of 8,188). The Fallbrook (7 percent), Julian (7 percent), Pala (7 percent), and Rainbow (6 percent) communities have the largest percentages of residents employed in farming for

⁶ California State Council on Developmental Disabilities. 2020. About. <https://scdd.ca.gov/about/#:~:text=The%20May%201%2C%202017%20statewide,definition%20of%20a%20developmental%20disability>. Accessed July 2020.

⁷ San Diego Regional Center. 2019. Purchase of Service Data Reports 2018-2019. <http://sdrcc.org/index.php/purchase-of-service-data-reports-2018-2019/>. Accessed July 2020.

⁸ Farm Bureau San Diego County. 2018. Crop Statistics and Annual Report. https://www.sandiegocounty.gov/content/dam/sdc/awm/docs/2018_Crop_Report_web.pdf. Accessed July 2020.

⁹ US Bureau of Labor Statistics. 2019. Metropolitan and nonmetropolitan Area Occupational Employment and Wage Estimates: San Diego, CA. https://www.bls.gov/oes/current/oes_41740.htm#45-0000. Accessed July 2020.



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communities for which ACS data was available. These communities had a larger percentage of resident farmworkers than all entitlement jurisdictions as well. Specifically, the 7 percent of Fallbrook residents who are employed in farming constitute 13 percent of San Diego County's farmworker population. It should be noted that *Table 6-A-15* does not capture the persons that commute to the unincorporated area for farmwork, only the number of unincorporated residents that are employed in agriculture. In addition, the County has a rural homeless population that is composed primarily of farmworkers and day laborers. See the following section, "Homeless," for more detail. These rural homeless persons typically reside in camps located throughout the County. These encampments are generally small in size and are frequently at the edge of their employer's property in fields, hillsides, canyons, ravines, or riverbeds. Estimates provided by the California Employment Development Department placed the number of farmworkers in San Diego County at 5,370 in 2016 and projects a decrease to 5,180 by 2026.¹⁰ As development throughout the County continues to convert farmland into urban or suburban uses, further declines are expected.

Table 6-A-15: Farming Employment: 2018

	Full Time	Seasonal	Total	Total Residents with Employment	% of Employed Residents in Farming	% Residents Employed in Farming: San Diego Region
Entitlement Jurisdictions						
Carlsbad	0	9	9	56,058	<0.1%	0.1%
Chula Vista	127	48	175	118,807	0.2%	2.1%
Coronado	0	3	3	7,724	<0.1%	<0.1%
Del Mar	10	0	10	2,286	0.4%	0.1%
El Cajon	49	8	57	44,496	0.1%	0.7%
Encinitas	65	0	65	31,930	0.2%	0.8%
Escondido	943	365	1,308	73,405	1.8%	16.0%
Imperial	0	0	0	11,632	0%	0%
La Mesa	73	20	93	29,285	0.3%	1.1%
Lemon Grove	1	15	16	12,042	0.1%	0.2%
National City	26	94	120	25,084	0.5%	1.5%
Oceanside	484	106	590	83,950	0.7%	7.2%
Poway	0	0	0	23,258	0%	0%
San Diego	1,113	544	1,657	700,233	0.2%	20.2%

¹⁰ California Employment Development Department. 2016. Estimated Employment and Projected Growth. <https://www.labormarketinfo.edd.ca.gov/Occguides/AllOccPrj.aspx?soccode=452092>. Accessed July 2020.



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Table 6-A-15, continued

	Full Time	Seasonal	Total	Total Residents with Employment	% of Employed Residents in Farming	% Residents Employed in Farming: San Diego Region
San Marcos	232	170	402	44,897	0.9%	4.9%
Santee	0	10	10	28,317	<0.1%	0.1%
Solana Beach	29	8	37	6,896	0.5%	0.5%
Vista	814	179	993	49,553	2.0%	12.1%
Unincorporated County						
Alpine	0	0	0	7,493	0.0%	0.0%
Bonsall	25	0	25	2,009	1.2%	0.3%
Fallbrook	804	225	1,029	14,087	7.3%	12.6%
Jamul	0	0	0	2,638	0.0%	0.0%
Julian	28	0	28	396	7.1%	0.3%
Lakeside	45	0	45	10,393	0.4%	0.5%
Pala	17	0	17	258	6.6%	0.2%
Rainbow	15	34	49	865	5.7%	0.6%
Ramona	42	31	73	10,336	0.7%	0.9%
Spring Valley	0	3	3	14,060	0.0%	0.0%
Valley Center	16	16	32	4,190	0.8%	0.4%
Unincorporated County Total	1,880	763	2,643	215,077	1.2%	32.3%
San Diego County Total	5,846	2342	8,188	1,564,930	0.5%	100%

SOURCES: 2014-2018 American Community Survey, Table S2401: Occupation by Sex and Median Earnings in the Past 12 Months for the Civilian Population 16 Years and Over; Table S2402: Occupation by Sex and Median Earnings in the Past 12 Months for Full Time, Year-Round Civilian Population 16 Years and Over.

Depending on the farming activities these farmworkers are engaged in, their housing needs may be different. Farmworkers who work in orchards, vineyards, or vegetable farms are usually employed seasonally, moving from farm to farm depending on the harvesting seasons. These farmworkers are usually unaccompanied by their families and prefer labor camps that are provided on or near the farms at no or low cost. In comparison, a higher proportion of farmworkers who are engaged in year-round farming activities are usually accompanied by their families. For these farmworkers, affordable rental family housing is usually the preferred housing option. Self-help housing groups have also assisted very low-income farmworker families achieve homeownership through sweat labor participation in the development of single-family homes.

According to the County's GIS data, only a small portion of the agricultural land in the County is dedicated to intensive agriculture. About 29 percent of agricultural land in San Diego County is



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used for crops, while 47 percent is allocated to pastureland.¹¹ Grazing land employs few farmworkers and the nature of employment is permanent, rather than seasonal.

Resources Available: HCDS operates Firebird Manor in San Marcos, a 38-unit affordable housing property for farmworker families. Also, Peppertree Apartments in Ramona used US Department of Agriculture Section 515 funds for a 32-unit complex serving farmworkers.

HOMELESS PERSONS

Homelessness continues to be a significant issue in Southern California with escalating housing costs and lack of affordable housing. “Homeless” is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence meaning:

1. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or
2. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters or transitional housing such as hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
3. An individual living in a safe haven; or
4. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Individuals experiencing homelessness often have difficulty obtaining housing when trying to secure permanent housing.

The Regional Task Force on the Homeless (RTFH) is San Diego’s planning body on homelessness. RTFH is the homeless policy expert and lead coordinator for the introduction of new models and implementation of best practices for the San Diego region on homelessness.

In January 2020, RTFH conducted an enumeration point-in-time count (PITC) of the population of individuals experiencing homelessness in the region. Mandated by HUD, this annual count

¹¹ US Department of Agriculture. 2017. Census of Agriculture: San Diego County Profile.
https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/California/cp06073.pdf.



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estimates the number of homeless persons throughout San Diego County. The count includes persons living “on the street” or staying in homeless shelters. Additional descriptive information is drawn from the Homeless Management Information System for sheltered persons and through in-depth questionnaires conducted with approximately 20 percent of the unsheltered persons, enabling a better understanding of the characteristics of those who are homeless in the community. In 2020, the number of individuals experiencing homelessness in San Diego County was as follows:

- Unsheltered: 3,971 (4,476 in 2019) – 11% decrease
- Sheltered: 3,648 (3,626 in 2019) – 1% increase
- Total: 7,619 (8,102 in 2019) – 6% decrease¹²

The RTFH survey identified 193 total unsheltered individuals experiencing homelessness in the unincorporated area (refer to *Table 6-A-16*). “Unsheltered” is defined as those on the street, in a vehicle, or a hand-built structure, as opposed to “sheltered” who are in an emergency shelter or transitional and supportive housing. There were no sheltered individuals experiencing homelessness identified in the unincorporated County as there are no homeless shelters in the unincorporated area. The number of unsheltered individuals experiencing homelessness in the unincorporated County may be an under count because it does not include most, if any, rural homeless.

**Table 6-A-16: Individuals Experiencing Homelessness Estimates—
County of San Diego: 2020**

	Sheltered	Unsheltered	Total	% by Region	% Change (2016-2020)	% Change (2019-2020)
City of San Diego	2,604	2,283	4,887	64.1%	-4.0%	-3.8
East County	474	527	1,001	13.1%	49.9%	-4.8
North County Inland	214	409	623	8.2%	-46.2%	-19.7
North County Coastal	252	383	635	8.3%	-27.5%	-16.9
South County	104	369	473	6.2%	-47.2%	10.5
San Diego County	3,648	3,971	7,619	100%	-12.3%	-6.0
Unincorporated	0	193	193	2.5%	-42.6%	-13.8

SOURCES: San Diego Regional Task Force on the Homeless, 2020 WeAllCount. San Diego County Housing Element, 2014-2021.

However, the point-in-time count was conducted prior to the COVID-19 crisis. With skyrocketing unemployment rates throughout the state, homelessness is expected to increase. As of June 2020, the preliminary unemployment rates from the California Employment Development Department reported a countywide unemployment rate of nearly 14 percent in San Diego.

¹² San Diego Regional Task Force on the Homeless. 2020. WeAllCount Results. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>. Accessed July 2020.



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However, certain CPAs have higher unemployment rates: Bonita (20 percent) and Spring Valley (19 percent). Prior to the original COVID-19 Shelter-in-Place Order issued in March 2020, the countywide unemployment rate was reported at 4 percent.

As a means to combat homelessness, HCDS participates as a member of the Governance Board for the Continuum of Care (CoC) and in general membership. The CoC is a regional planning body of more than 550 stakeholders that coordinate housing and services for homeless families and individuals; these housing options include rapid re-housing, emergency, permanent supportive housing, and prevention programs to keep “at risk” people from becoming homeless.

Resources Available: Homelessness is a regional issue. HCDS offers numerous homelessness services countywide. Although the following programs are not located in the unincorporated County, they are located where needed public services are available.

VASH: The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating veterans at VA medical centers and community-based outreach clinics. As of 2020, the County housed over 1,175 veterans through the HUD-VASH program, and a total of 899 HUD-VASH vouchers have been allocated. The County also provided the security deposit assistance program to over 200 HUD-VASH veterans below the 30 percent AMI income level.

MILITARY PERSONNEL

The San Diego County is the third largest in the US in terms of veteran residents, and the number one destination for veterans returning from Iraq and Afghanistan as of 2013.¹³ According to the 2014-2018 ACS, 18 percent of San Diego County’s veteran population resides in the unincorporated area. Veterans often face greater difficulty in finding decent, affordable housing due to special circumstances relating to their age, disability status, and/or income. These special circumstances may be compounded and place veterans at risk of homelessness or unable to find affordable housing.

The unincorporated County’s veteran population is largely made up by seniors and adults (*Table 6-A-17: Veteran Estimates for Unincorporated County and San Diego County: 2018*). About 45 percent of veterans are 65 years or older while nearly 24 percent are between 35 and 54 years old. At the adult age group (35-54 years), it is likely that these veterans have families. In the unincorporated County, a greater proportion of the veteran population have disabilities (23 percent) compared to the overall population (14 percent). The age composition of the

¹³ County of San Diego and San Diego Regional Chamber of Commerce. 2013. “Military Employment in San Diego.”



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unincorporated County's veteran population resembles that of San Diego County, with seniors making up almost 40 percent of the veteran population (compared to the unincorporated County's 45 percent) and the second largest group of veterans being adults between the ages of 35 and 54 (27 percent, compared to 24 percent in the unincorporated County).

**Table 6-A-17: Veteran Estimates for Unincorporated County and
San Diego County: 2018**

	Unincorporated County				San Diego County			
	Total Pop.	%	Veteran Pop.	%	Total Pop.	%	Veteran Pop.	%
Population 18 years and over	371,621	100%	40,338	10.9%	2,503,219	100.0%	223,217	8.9%
Age								
18 to 34 years	103,553	27.9%	5,938	14.7%	832,216	33.2%	36,200	16.2%
35 to 54 years	122,587	33.0%	9,485	23.5%	846,273	33.8%	59,909	26.8%
55 to 64 years	65,921	17.7%	6,868	17.0%	385,135	15.4%	38,508	17.3%
65 years and over	79,560	21.4%	18,047	44.7%	439,595	17.6%	88,600	39.7%
Poverty Status								
Below poverty level	33,214	9.1%	1,893	4.8%	287,162	11.5%	13,947	6.2%
Disability Status								
With any disability	49,861	13.7%	9,169	23.1%	293,005	11.7%	49,570	22.2%

SOURCE: 2014-2018 American Community Survey, Table S2101: Veteran Status.

A lower proportion of veterans are living below the poverty level (5 percent) in the unincorporated County than in San Diego County (6 percent) While only 5 percent of the unincorporated County's veteran population is below the federal poverty level, veteran populations are more likely to suffer from cost burdens compared to other populations. Extremely low incomes and the housing cost burden can place veterans and their families at risk of homelessness. According to the RTFH 2020 point-in-time count, 8 percent of the County's unsheltered homeless population were veterans. Given that the unincorporated County's unsheltered homeless population in 2020 was 193, this means that 15-16 veterans were unsheltered in 2020.

[Resources Available:](#) Housing and supportive service needs for veterans are addressed at the community level. The Veterans Services division of HCDS provides benefit information and assistance, plus other support to San Diego County veterans and their families. Services offered through Veterans Services include comprehensive benefits counseling, claims preparation and



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submission, claims follow-up to ensure final decisions, initiation and development of appeals, and networking and advocacy with federal, state, and local agencies. The Veteran's Village of San Diego provides a continuum of care with a full range of comprehensive and innovative services for military veterans. The Veteran's Village has five locations throughout San Diego County, where it provides services to more than 3,000 military veterans annually.

STUDENTS

Currently, state and federal housing programs do not recognize students as a low-income group qualifying for housing assistance, though state law does provide for density bonus units for units restricted for students. The need for student housing is another unique factor that affects housing demand in the San Diego region. Typically, students are transient and require housing within easy commuting distances from campus. Although the majority of colleges and universities provide on-campus housing, they usually cannot accommodate the entire student population. Students not housed on campus must seek rental/shared housing opportunities in nearby areas.

As of 2019, San Diego State University, the largest university in the region, had an enrollment of 33,870 students, with on-campus housing that accommodated over 3,500 students.¹⁴ The University of California, San Diego had an enrollment of 38,798 students and provided housing for approximately 11,673 undergraduate students, graduate students, students with families, faculty, and staff.¹⁵ The University of San Diego had an enrollment of 9,181 students and provided housing to approximately 2,604 students.¹⁶ Smaller universities and colleges in the region also have similar housing shortages.

Although most major universities and colleges are located within incorporated communities, off-campus student housing needs impact the demand for affordable rental housing in the unincorporated area. Furthermore, the shortage of affordable housing influences the choices students make after graduation, often with a detrimental effect to the region's labor force and economy. College graduates provide a pool of skilled labor that is vital to the economic well-being of the region. However, the shortage of affordable housing options may lead to their departure to other less expensive housing markets.

¹⁴ San Diego State University. 2019. Fast Facts. https://admissions.sdsu.edu/about_sdsu/fast_facts. Accessed July 2020; San Diego State University. 2020. On-Campus Housing. https://newscenter.sdsu.edu/student_affairs/internationalstudents/isoncampushousing.aspx#:~:text=Over%203500%20students%20live%20on,experiencing%20the%20U.S.%20college%20tradition. Accessed July 2020.

¹⁵ University of California, San Diego. 2019. Institutional Research Student Profile 2018-2019. <https://ir.ucsd.edu/files/stats-data/profile/profile-2018-2019.pdf>. Accessed July 2020.

¹⁶ University of San Diego. 2019. Fall 2019 Enrollment by College/School. <https://www.sandiego.edu/facts/quick/current/school.php>. Accessed July 2020.



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Resources Available: Housing for students is addressed to some extent by the various colleges and universities. Due to their temporary low-income status, students do not usually qualify for publicly assisted housing. Continued expansion of affordable rental housing opportunities will help provide housing for students as they graduate, enabling the pool of skilled labor to remain in the region. Increasing the supply of market-rate rental housing also helps ease pressure on the rental market and benefits not only students but young professionals, and lower-income households in general.

ECONOMIC PROFILE

EMPLOYMENT GROWTH

Analyzing employment growth is useful in projecting housing demand. According to the California Employment Development Department, civilian employment in San Diego County increased from 1,350,500 in 2010 to 1,361,100 in 2020. From 2016 to 2026, the employment base in the San Diego region is projected to increase 11 percent to 1.7 million jobs.¹⁷ *Table 6-A-18: Projected Job Growth by Occupation — San Diego Carlsbad Metropolitan Statistical Area: 2016-2026* shows that healthcare support (20 percent), personal care and service (19 percent), and construction and extraction (18 percent) related occupations are projected to grow the most by 2026. Occupations related to farming, fishing, and forestry are expected to decrease by over 3 percent.

However, the unemployment rate increased from 10.7 percent in 2010 to 13.9 percent in 2020 as of June, due primarily to impacts of the COVID-19 pandemic.¹⁸ The long-term economic impacts of the pandemic remain to be seen.

**Table 6-A-18: Projected Job Growth by Occupation —
San Diego Carlsbad Metropolitan Statistical Area: 2016-2026**

Occupational Title	Annual Average Employment		Employment Change	
	2016	2026	Numerical	Percent
Total, All Occupations	1,534,800	1,704,600	169,800	11.1%
Management	101,890	114,460	12,570	12.3%
Business and Financial Operations	88,930	99,490	10,560	11.9%
Computer and Mathematical	50,660	58,560	7,900	15.6%

¹⁷ California Employment Development Department. 2020. 2016-2026 Local Employment Projections Highlights. <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>. Accessed July 2020.

¹⁸ California Employment Development Department. 2020. San Diego County. <https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=San+Diego+County&selectedindex=37&menuChoice=localAreaPro&state=true&geogArea=0604000073&countyName=>. Accessed July 2020.



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Table 6-A-18, continued

Occupational Title	Annual Average Employment		Employment Change	
	2016	2026	Numerical	Percent
Architecture and Engineering	42,640	48,070	5,430	12.7%
Life, Physical, and Social Science	23,370	25,810	2,440	10.4%
Community and Social Services	20,610	23,350	2,740	13.3%
Legal	14,800	15,930	1,130	7.6%
Education, Training, and Library	93,450	102,250	8,800	9.4%
Arts, Design, Entertainment, Sports, and Media	25,950	28,720	2,770	10.7%
Healthcare Practitioners and Technical	74,300	85,370	11,070	14.9%
Healthcare Support	34,870	41,800	6,930	19.9%
Protective Service	35,130	37,630	2,500	7.1%
Food Preparation and Serving Related	153,410	174,850	21,440	14.0%
Building and Grounds Cleaning and Maintenance	56,320	66,410	10,090	17.9%
Personal Care and Service	82,460	97,780	15,320	18.6%
Sales and Related	150,610	158,250	7,640	5.1%
Office and Administrative Support	220,220	230,220	10,000	4.5%
Farming, Fishing, and Forestry	7,430	7,180	-250	-3.4%
Construction and Extraction	74,390	87,820	13,430	18.1%
Installation, Maintenance, and Repair	46,030	51,550	5,520	12.0%
Production	69,540	71,590	2,050	2.9%
Transportation and Material Moving	67,770	77,830	10,060	14.8%

SOURCE: California Employment Development Department, Long-Term Occupational Employment Projections, 2016-2026.

EMPLOYMENT CHARACTERISTICS

The largest employment centers in San Diego County, Sorrento Valley, Kearny Mesa, and downtown San Diego, are located in the City of San Diego and employ a total of 327,763 people, including 26,060 unincorporated County residents. Sorrento Valley is the largest employment center in the County with 129,242 employees, 8 percent of whom are unincorporated County residents. However, Kearny Mesa, the second largest employment center in the County, employs the highest number (10,941) of unincorporated County residents.

The unincorporated County provides the affordable housing options for workers in the more urbanized communities in the County. The following employment centers are located in the



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unincorporated County areas. They are relatively small compared to those in incorporated communities and employ a total of 7,749 unincorporated County residents:¹⁹

- **Ramona:** 1,295 unincorporated resident employees (67 percent of all persons employed)
- **Fallbrook:** 1,819 unincorporated resident employees (65 percent of all persons employed)
- **Alpine:** 641 unincorporated resident employees (58 percent of all persons employed)
- **Lakeside:** 1,457 unincorporated resident employees (41 percent of all persons employed)
- **Spring Valley:** 1,103 unincorporated resident employees (34 percent of all persons employed)
- **Jamacha:** 703 unincorporated resident employees (33 percent of all persons employed)
- **Otay Mesa East:** 704 unincorporated resident employees (10 percent of all persons employed)

Of the employment centers located in the unincorporated County, 80 to 90 percent of employees drive to work alone compared to 80 percent countywide. Except for a few individual communities, the most persons employed by employment centers in the unincorporated areas live outside of the employment centers. Similarly, the largest employment centers in the County, described above, are located in the City of San Diego, requiring unincorporated residents to commute.

These commuting patterns are expected to continue according to a San Diego Regional Chamber of Commerce Study.²⁰ The study, which used SANDAG series 13 projections for employment and housing demand, estimated that 460,492 jobs and 340,500 housing units will be added throughout the County by 2050. Based on the potential growth in the region, SANDAG estimates that the County will require a ratio of 1.41 jobs for every housing unit, compared to the 1.18 ratio identified in 2010. The North City West, North City, and South Suburban Metropolitan Statistical Areas (MSAs) have jobs-to-housing ratios ranging from 1.67 to 2.11, indicating that more demand than supply of housing units. To facilitate an improved jobs-to-

¹⁹ SANDAG. 2020. Employment Centers.
<https://www.sandag.org/index.asp?classid=16&subclassid=127&projectid=581&fuseaction=projects.detail>.
Accessed September 2020.

²⁰ San Diego Regional Chamber of Commerce. July 2016. Regional Housing & Economic Impact Analysis. Prepared by the London Group Realty Advisors.
<https://sdchamber.org/wp-content/uploads/2016/07/LG-Report-Regional-Housing-Study-7-15-16.pdf>.
Accessed September 2020.



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housing ratio in the unincorporated County, SANDAG directs housing growth to major job centers.

As shown in *Table 6-A-19: Employment Status and Employment by Industry of San Diego Residents: 2018*, the percentage of residents employed in specific industries has not changed substantially since the 2010-2014 ACS. Industries that experienced the highest proportional employment increase since the 2010-2014 ACS include professional, scientific, management, administration (1 percent), retail trade (0.8 percent), and educational, social, and health services (0.8 percent). Construction (-0.4 percent) and information and communications (-0.1 percent) saw proportional employment decreases.

Retail trade (6 percent), professional/scientific/management/administrative (7 percent), educational/social/health service (11 percent), and arts/entertainment/recreation/accommodation/food (5.5 percent) industries employ the most residents.

The type of employment often affects income and, therefore, housing affordability. In general, the service and retail industries, such as food preparation and personal care services, offer jobs at the lower end of the pay scale whereas professional jobs, such as management and legal, are at the upper end of the pay scale. *Table 6-A-20: Wage by Occupation—San Diego Region: 2020* presents the average wages for some typical occupations in the San Diego region. Occupations related to management, computing and mathematics, law, and healthcare practitioners/technical tend to have the highest wages.

Table 6-A-19: Employment Status and Employment by Industry of San Diego Residents: 2018

	ACS 2006-2010		ACS 2010-2014		ACS 2014-2018	
	Number	% of Total	Number	% of Total	Number	% of Total
Population age 16 and older	375,354	100%	396,549	100%	408,906	100%
Not in labor force	134,717	36.0%	153,152	39.0%	155,271	38.0%
In labor force	240,637	64.0%	243,397	61.0%	253,635	62.0%
Civilian (total employed, age 16+)	199,022	53.0%	198,112	50.0%	215,077	53.6%
Agriculture, forestry, mining	3,403	< 1.0%	4,137	1.0%	4,507	1.1%
Construction	21,427	6.0%	18,153	5.0%	18,705	4.6%
Manufacturing	15,478	4.0%	17,429	4.0%	17,562	4.3%
Wholesale trade	5,934	2.0%	4,430	1.0%	5,124	1.3%
Retail trade	21,527	6.0%	21,511	5.0%	23,537	5.8%
Transport, warehousing, utilities	8,529	2.0%	8,256	2.0%	9,141	2.2%
Information and communications	4,494	1.0%	4,142	1.0%	3,587	0.9%
Finance, insurance, and real estate	15,305	4.0%	12,370	3.0%	13,168	3.2%
Professional, scientific, mgmt, admin	23,889	6.0%	24,380	6.0%	28,553	7.0%



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Table 6-A-19, continued

	ACS 2006-2010		ACS 2010-2014		ACS 2014-2018	
	Number	% of Total	Number	% of Total	Number	% of Total
Educational, social, and health services	37,602	10.0%	40,158	10.0%	44,185	10.8%
Art, entertainment, recreation, accommodation, food	18,013	5.0%	19,040	5.0%	22,492	5.5%
Other services	10,869	3.0%	11,364	3.0%	11,915	2.9%
Public administration	12,552	3.0%	12,742	3.0%	12,601	3.1%
Unemployment Rate	8.1%		9.8%		6.4%	

SOURCES: American Community Surveys 2006-2010, 2010-2014, 2014-2018, Table S2301: Employment Status; Table S2407: Industry by Class of Worker for the Civilian Employed Population 16+.

According to *Table 6-A-20: Wage by Occupation—San Diego Region: 2020*, occupations related to food preparation and serving experienced the highest wage increase (42 percent) between 2014 and 2020, followed by building and grounds cleaning and maintenance (30 percent), and personal care and service (28 percent). In comparison, legal (8 percent), business and financial operations (8 percent), and healthcare support (8.5 percent) had the lowest annual wage increase in this same time frame. Nonetheless, the accommodation and service occupations remain among the lowest paid in the region. During the COVID-19 pandemic Shelter-in-Place Order, they have also been most impacted economically.

Table 6-A-20: Wage by Occupation—San Diego Region: 2020

Occupation	Average Wage				Percent Change (2014 to 2020)
	2014 Hourly	2014 Annual	2020 Hourly	2020 Annual	
Total All Occupations	\$25.20	\$52,417	\$29.70	\$61,770	17.8%
Management	\$57.55	\$119,716	\$65.64	\$136,531	14.0%
Business and Financial Operations	\$35.89	\$74,659	\$38.87	\$80,850	8.3%
Computer and Mathematical	\$42.73	\$88,889	\$50.31	\$104,627	17.7%
Architecture and Engineering	\$42.77	\$88,940	\$48.06	\$99,949	12.4%
Life, Physical, and Social Science	\$37.93	\$78,904	\$42.10	\$87,579	11.0%
Community and Social Services	\$23.79	\$49,473	\$27.30	\$56,793	14.8%
Legal	\$53.66	\$111,623	\$57.82	\$120,265	7.7%
Education, Training, and Library	\$26.84	\$55,826	\$32.06	\$66,690	19.5%
Arts, Design, Entertainment, Sports, and Media	\$26.59	\$55,300	\$29.62	\$61,614	11.4%
Healthcare Practitioners and Technical	\$42.44	\$88,272	\$49.07	\$102,053	15.6%
Healthcare Support	\$15.78	\$32,829	\$17.12	\$35,609	8.5%
Protective Service	\$24.21	\$50,373	\$28.29	\$58,837	16.8%
Food Preparation and Serving-Related	\$10.79	\$22,440	\$15.36	\$31,942	42.3%



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Table 6-A-20, continued

Occupation	Average Wage				Percent Change (2014 to 2020)
	2014 Hourly	2014 Annual	2020 Hourly	2020 Annual	
Building and Grounds Cleaning and Maintenance	\$13.45	\$27,972	\$17.43	\$36,248	29.6%
Personal Care and Service	\$13.12	\$27,297	\$16.73	\$34,806	27.5%
Sales and Related	\$19.42	\$40,395	\$22.11	\$45,974	13.8%
Office and Administrative Support	\$18.32	\$38,093	\$21.83	\$45,385	19.1%
Farming, Fishing, and Forestry	\$13.07	\$27,191	\$15.99	\$33,243	22.3%
Construction and Extraction	\$25.68	\$53,410	\$28.86	\$60,047	12.4%
Installation, Maintenance, and Repair	\$23.71	\$49,322	\$26.41	\$54,945	11.4%
Production	\$17.63	\$36,653	\$21.07	\$43,823	19.6%
Transportation and Material Moving	\$15.48	\$32,194	\$18.92	\$39,362	22.3%

SOURCE: California Employment Development Department, Occupational Employment Statistics Survey Results (1st Quarter 2020).

As of January 2020, San Diego County's minimum hourly wage was \$12.00 for employers with 26 employees or less and \$13.00 for employers with more than 26 employees, following state-mandated minimum wage laws. This means that residents employed in farming, fishing, and agriculture, and food preparation occupations, the lowest paid occupations in San Diego County, earn slightly more than the minimum hourly wage (\$15.99 and \$15.36, respectively). Minimum wage is often not enough to cover basic living expenses. Due to the region's high cost of living, many individuals and families at the minimum or lower range of pay do not meet the California Family Needs Standard (formerly the Self-Sufficiency Standard) for San Diego. The Family Needs Calculator measures the minimum income necessary to cover all of a non-elderly (under 65 years old) and non-disabled individual or family's basic expenses—housing, food, childcare, healthcare, transportation, and taxes—without public or private assistance. According to the calculator, 35 percent of households in San Diego County live below the “standard.”

The Massachusetts Institute of Technology (MIT) has also developed a living wage calculator to calculate the hourly rate that an individual in a household must earn to support him- or herself and their family. For San Diego County in 2020, the living wage ranged from \$16.57 for a single adult to \$52.03 for a single adult with three children (see *Table 6-A-21: Living Wage Calculation—San Diego County: 2020*). Considering that 61 percent of households in the unincorporated County are married-couple family households and that household's size is 2.83 (one child), the living wage is between \$18.10 and \$31.20, depending on whether both adults are working.



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Table 6-A-21: Living Wage Calculation—San Diego County: 2020

	1 Adult	2 Adults (1 working)	2 Adults (both working)
No children	\$16.57	\$24.62	\$12.31
1 Child	\$33.29	\$31.20	\$18.10
2 Children	\$39.49	\$33.94	\$21.19
3 Children	\$52.03	\$41.80	\$26.86
Required annual income before taxes			
No children	\$33,466	\$51,200	\$51,200
1 Child	\$69,233	\$64,895	\$75,312
2 Children	\$82,149	\$70,603	\$88,139
3 Children	\$108,215	\$86,948	\$111,606

SOURCE: Massachusetts Institute of Technology, Living Wage Calculator, 2020 (accessed 09/2020).

Moreover, MIT's living wage calculator estimated that the annual income required to meet the basic needs budget (food, childcare, insurance, housing, transportation and other costs) ranged from \$33,466 to \$111,606. Considering the annual average wage for low-paying occupations—such as food preparation and serving-related occupations (\$31,942, in which 6 percent of the population is employed) and sales/retail occupations (\$45,974, in which another 6 percent of the population is employed; see *Table 6-A-19* and *Table 6-A-20*—unincorporated County residents employed in these occupations are only likely to cover their basic needs if they are single with no children.

COVID-19

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15 and April 18, 2020, at the start of stay-at-home orders as reported by the US Department of Labor. In response, major relief bills were passed, including the \$2 trillion Coronavirus Aid, Relief, and Economic Security (CARES) Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau partnered with other governmental agencies to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau expects to collect data for at least three 90-day periods between April 2020 and March 1, 2021, and release data every two weeks through March 2021.

Survey results reported that adults in lower-income households who suffered job losses during the COVID-19 pandemic have less confidence that they can pay the upcoming month's rent or



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mortgage on time. These adults and their families also suffer from food insecurity and signs of mental anguish. The US Census measures mental anguish as adults who report feeling worried, down, depressed, or hopeless during the week of data reporting in regard to the loss of their employment income.

In the San Diego region, analysis has been completed by the SANDAG Data Science and Analytics team to show how communities are disproportionately affected by COVID-19. According to the findings published on June 16, 2020, in the report “COVID-19 Impact on the San Diego Regional Economy,” all communities have been severely impacted by the pandemic; however, the Black and Hispanic communities have been disproportionately impacted throughout the county. The average unemployment rate in April for San Diego County was 15 percent, which increased an unprecedented 10 percentage points in just one month of the stay-at-home order. Around 67 percent of Blacks and 70 percent of Hispanics live in zip codes with higher than average unemployment rates and approximately 52 percent of Blacks and 49 percent of Hispanics live in zip codes that have higher than average COVID-19 cases. In San Diego County, 45 percent of Blacks and 42 percent of Hispanics live in zip codes that have both higher than average COVID-19 cases and higher than average unemployment rates. These areas also show that access to the proper healthcare or medical needs is not the priority. Money spent in these zip codes is primarily being utilized for housing, food and childcare over medical or health needs.

The southern part of the County is the most affected by both the highest unemployment rates and highest percentage of COVID-19 cases in the region. Before the pandemic, areas in the southern region now most affected by the pandemic also reported household income of less than \$45,000 and a large share of families with children. Areas with residents most affected include zip codes in Chula Vista, Imperial Beach, El Cajon, Dulzura, National City, Spring Valley, Rancho San Diego, City Heights, Golden Hill, Encanto, Paradise Hills, Nestor, and San Ysidro.

HOUSING PROFILE

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as a separate living quarter. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.



HOUSING GROWTH AND TYPE

Growth Trends

Between 2010 and 2015, housing stock in the unincorporated area increased nearly 2 percent, nearly identical to the growth in the region (slightly over 2 percent). Between 2015 and 2018, the housing stock is estimated to have increased only slightly in the unincorporated area (1 percent), slightly more than half the growth rate seen regionwide (just over 1.5 percent).

Table 6-A-22: Housing Trends—County of San Diego: 2010-2018

CPA	Housing Units			% Change	
	2010	2015	2018	2010-2015	2015-2018
Alpine	6,532	6,610	6,656	1.2%	0.7%
Barona	202	244	244	20.8%	0.0%
Bonsall	3,865	3,934	4,024	1.8%	2.3%
Central Mountain	2,165	2,232	2,296	3.1%	2.9%
County Islands	595	598	595	0.5%	-0.5%
Crest-Dehesa	3,563	3,618	3,647	1.5%	0.8%
Desert	3,545	3,595	3,625	1.4%	0.8%
Fallbrook	15,847	16,203	16,194	2.2%	-0.1%
Jamul/Dulzura	3,220	3,334	3,271	3.5%	-1.9%
Julian	1,711	1,806	1,818	5.6%	0.7%
Lakeside	27,574	27,737	28,102	0.6%	1.3%
Mountain Empire	2,984	3,021	3,038	1.2%	0.6%
North County Metro	16,006	15,811	16,026	-1.2%	1.4%
North Mountain	1,527	1,600	1,621	4.8%	1.3%
Otay	7	7	6	0.0%	-14.3%
Pala-Pauma	1,973	1,926	1,989	-2.4%	3.3%
Pendleton-DeLuz	7,531	7,537	7,562	0.1%	0.3%
Rainbow	708	721	742	1.8%	2.9%
Ramona	12,375	12,643	12,727	2.2%	0.7%
San Dieguito	10,993	12,133	12,759	10.4%	5.2%
Spring Valley	20,533	20,692	20,864	0.8%	0.8%
Sweetwater	4,713	4,538	4,542	-3.7%	0.1%
Valle De Oro	15,427	15,493	15,565	0.4%	0.5%
Valley Center	6,638	6,741	6,894	1.6%	2.3%
Unincorporated Area	170,234	173,246	174,807	1.8%	0.9%
San Diego County	1,155,001	1,178,856	1,197,407	2.1%	1.6%

SOURCE: SANDAG Estimates 2010, 2015, 2018 (data extracted 07/2020).



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Between 2010 and 2015, CPAs with the largest growth in housing were Barona (21 percent), San Dieguito (10 percent), Julian (6 percent), and North Mountain (5 percent); see *Table 6-A-22: Housing Trends—County of San Diego: 2010-2018*. A few CPAs experienced minor decreases in the housing stock: Sweetwater (-4 percent) and Pala-Pauma (-2.5 percent). The rest of the CPAs had an estimated increase or decrease of less than 4 percent.

In 2018, the CPA with the largest percentage growth in housing was San Dieguito (5 percent). Pala-Pauma, Rainbow, and Central Mountain increased housing units by about 3 percent. The remaining CPAs had estimated increases in housing units of less than 3 percent. Otay experienced a large decrease in housing units (-14 percent) during this same time period. The significant decrease in Otay was irrelevant due to the small number of units (from seven to six) in a community that is characterized by undeveloped conservation and agricultural lands.

Table 6-A-23: 2018 Estimates and 2050 Projected Housing Units—County of San Diego

CPA	Housing Units				Percent Change			
	2018	2030	2040	2050	2018-2030	2030-2040	2040-2050	2018-2050
Alpine	6,656	8,244	8,790	9,482	23.9%	6.6%	7.9%	42.5%
Barona	244	202	202	202	-17.2%	0.0%	0.0%	-17.2%
Bonsall	4,024	4,884	5,276	5,328	21.4%	8.0%	1.0%	32.4%
Central Mountain	2,296	2,466	2,635	2,646	7.4%	6.9%	0.4%	15.2%
County Islands	595	847	1,187	1,573	42.4%	40.1%	32.5%	164.4%
Crest-Dehesa	3,647	3,838	3,905	3,932	5.2%	1.7%	0.7%	7.8%
Desert	3,625	3,952	4,215	5,117	9.0%	6.7%	21.4%	41.2%
Fallbrook	16,194	18,648	20,228	20,584	15.2%	8.5%	1.8%	27.1%
Jamul-Dulzura	3,271	4,325	4,649	4,924	32.2%	7.5%	5.9%	50.5%
Julian	1,818	2,037	2,094	2,098	12.0%	2.8%	0.2%	15.4%
Lakeside	28,102	35,614	37,207	39,184	26.7%	4.5%	5.3%	39.4%
Mountain Empire	3,038	3,703	3,880	4,329	21.9%	4.8%	11.6%	42.5%
North County Metro	16,026	20,955	22,629	23,555	30.8%	8.0%	4.1%	47.0%
North Mountain	1,621	1,709	1,845	1,849	5.4%	8.0%	0.2%	14.1%
Otay	6	287	436	573	4683.3%	51.9%	31.4%	9450.0%
Pala-Pauma	1,989	2,517	2,807	2,865	26.5%	11.5%	2.1%	44.0%
Pendleton-DeLuz	7,562	9,292	9,327	9,351	22.9%	0.4%	0.3%	23.7%



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Table 6-A-23, continued

CPA	Housing Units				Percent Change			
	2018	2030	2040	2050	2018-2030	2030-2040	2040-2050	2018-2050
Rainbow	742	990	1,068	1,099	33.4%	7.9%	2.9%	48.1%
Ramona	12,727	13,976	14,908	15,534	9.8%	6.7%	4.2%	22.1%
San Dieguito	12,759	13,065	13,822	15,541	2.4%	5.8%	12.4%	21.8%
Spring Valley	20,864	22,778	23,568	24,028	9.2%	3.5%	2.0%	15.2%
Sweetwater	4,542	4,940	5,218	5,422	8.8%	5.6%	3.9%	19.4%
Valle De Oro	15,565	16,028	16,148	16,237	3.0%	0.7%	0.6%	4.3%
Valley Center	6,894	8,343	8,926	9,538	21.0%	7.0%	6.9%	38.4%
Unincorporated Area	174,807	203,640	214,970	224,991	16.5%	5.6%	4.7%	28.7%
San Diego County	1,197,407	1,348,802	1,434,653	1,493,935	12.6%	6.4%	4.0%	24.6%

SOURCES: SANDAG, Estimates, 2018 (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).

Based on SANDAG projections (*Table 6-A-23: 2018 Estimates and 2050 Projected Housing Units—County of San Diego*) housing stock in the unincorporated area is expected to grow slightly more than the County, increasing more than 16 percent over the next ten years (compared to San Diego County's nearly 13 percent increase). The communities of Otay, County Islands, Jamul-Dulzura, Rainbow, and North County Metro are predicted to have the largest percentages of growth by 2050.

Housing Types

The majority of housing units in the unincorporated area in 2018 were single-family homes (72 percent), accounting for a much higher percentage than for the entire region. Due to differences in community character, as well as unique constraints and opportunities, several CPAs have higher proportions of multi-family housing compared to other parts of the unincorporated area. These include Valle de Oro, Lakeside, Spring Valley, Fallbrook, and San Dieguito. Similarly, in rural/semi-rural communities where there is a lack of sewer system, mobile homes on septic systems become a viable housing option. CPAs where mobile homes make up a significant component of the housing stock include North Mountain, Desert, Lakeside, and Rainbow (*Table 6-A-24: Housing Types: 2018*). Mobile homes represent a significant housing option in the unincorporated area, representing 7 percent of the housing stock, which is nearly double that of the regional proportion.



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SANDAG predictions estimate that 48,797 single-family and multi-family units will be added to the unincorporated County's housing stock by 2050 (*Table 6-A-25: Projected Housing Type Changes: 2018-2050*). Approximately 81 percent (39,737 units) of these are single family and 19 percent (9,060 units) are multi-family. The 39,737 single-family units include both attached and detached single-family structures. Proportionally, this means a 29 percent increase in single-family units and a 38 percent increase in multi-family units in the unincorporated County.



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Table 6-A-24: Housing Types: 2018

CPA	Total Units	% Single Family-Detached	% Single Family-Attached	% Multi-Family	% Mobile Homes & Other	Persons per Household	Vacancy Rate
Alpine	6,656	80%	4.0%	11.6%	4.1%	2.78	3.1%
Barona	244	100%	0.0%	0.0%	0.0%	3.19	1.2%
Bonsall	4,024	81%	6.6%	7.8%	4.8%	2.69	5.9%
Central Mountain	2,296	87%	0.4%	3.4%	8.8%	2.65	12.7%
County Islands	595	89%	9.1%	2.4%	0.0%	3.7	2.2%
Crest-Dehesa	3,647	92%	2.7%	2.6%	3.0%	2.89	3.4%
Desert	3,625	70%	1.2%	5.2%	24.0%	2.34	40.4%
Fallbrook	16,194	77%	2.3%	16.2%	5.0%	2.88	4.1%
Jamul/Dulzura	3,271	94%	1.8%	1.1%	2.9%	2.99	3.6%
Julian	1,818	93%	3.0%	2.6%	1.0%	2.53	22.7%
Lakeside	28,102	54%	4.4%	22.9%	19.0%	2.84	3.7%
Mountain Empire	3,038	85%	2.5%	4.7%	7.5%	2.77	7.7%
North County Metro	16,026	81%	5.8%	7.1%	5.7%	2.84	4.8%
North Mountain	1,621	73%	1.4%	0.6%	25.5%	2.58	14.9%
Otay	6	83%	16.7%	0.0%	0.0%	4.00	16.7%
Pala-Pauma	1,989	89%	2.3%	0.2%	8.3%	3.05	3.9%
Pendleton-DeLuz	7,562	34%	66.0%	0.0%	0.0%	3.66	1.6%
Rainbow	742	78%	7.0%	0.0%	15.1%	2.74	2.4%
Ramona	12,727	83%	2.7%	11.4%	3.4%	2.92	3.5%
San Dieguito	12,759	75%	9.0%	16.1%	0.0%	3.07	8.2%
Spring Valley	20,864	65%	8.0%	20.2%	7.2%	3.16	4.0%



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Table 6-A-24, continued

CPA	Total Units	% Single Family-Detached	% Single Family-Attached	% Multi-Family	% Mobile Homes & Other	Persons per Household	Vacancy Rate
Sweetwater	4,542	78%	9.4%	13.1%	0.0%	2.96	3.7%
Valle De Oro	15,565	70%	4.2%	25.3%	0.6%	2.76	2.8%
Valley Center	6,894	88%	4.2%	0.2%	7.2%	2.83	5.4%
Unincorporated	174,807	72%	7.5%	13.8%	7.0%	2.93	5.3%
San Diego County	1,197,407	5%	9.0%	36.3%	3.5%	2.83	4.8%

SOURCE: SANDAG Estimates 2018 (data extracted 07/2020).

Note: SANDAG definitions for these household types are as follows:

“Single Family- Detached” : One unit detached structures with open space on all sides.

“Single Family- Attached” : One unit attached structures (with one or more adjoining walls extending from ground to roof).

“Single Family” : One unit detached structures (with open space on all sides) and one unit attached structures (with one or more adjoining walls extending from ground to roof). Combines single family detached and attached units. The term “single family” is used in the projections.

Multi-Family: Units in structures with two or more housing units.

Mobile Homes and Other: Mobile homes or trailers to which no permanent rooms have been added.



Table 6-A-25: Projected Housing Type Changes: 2018-2050

CPA	2030						2040						2050					
	Single Family-Detached		Multifamily		Mobile Home		Single Family-Detached		Multifamily		Mobile Home		Single Family-Detached		Multifamily		Mobile Home	
	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹
Alpine	1,653	29.4%	-65	-8.5%	0	0.0%	2,174	38.7%	-40	-5.2%	0	0	2,444	43.5%	388	50.5%	-6	-2.2%
Barona	-74	-30.3%	32	N/A ²	0	N/A ²	-74	-30.3%	32	N/A ²	0	N/A ²	-74	-30.3%	32	N/A ²	0	N/A ²
Bonsall	848	24.1%	12	3.8%	0	0.0%	1,240	35.3%	12	3.8%	0	0	1,292	36.7%	12	3.8%	0	0.0%
Central Mountain	238	11.8%	-68	-87.2%	0	0.0%	407	20.2%	-68	-87.2%	0	0	418	20.7%	-68	-87.2%	0	0.0%
County Islands	53	9.1%	199	1421.4%	0	N/A ²	53	9.1%	539	3850.0%	0	N/A ²	156	26.9%	822	5871.4%	0	N/A ²
Crest-Dehesa	189	5.5%	2	2.1%	0	0.0%	256	7.4%	2	2.1%	0	0	283	8.2%	2	2.1%	0	0.0%
Desert	269	10.5%	120	63.5%	-62	-7.1%	532	20.7%	120	63.5%	-62	-7.1%	1,434	55.9%	120	63.5%	-62	-7.1%
Fallbrook	2,320	18.2%	208	7.9%	-74	-9.1%	3,662	28.7%	494	18.8%	-122	-15.0%	3,838	30.1%	685	26.1%	-133	-16.3%
Jamul-Dulzura	965	30.7%	89	247.2%	0	0.0%	1,294	41.2%	89	247.2%	-5	-5.2%	1,580	50.3%	89	247.2%	-16	-16.7%
Julian	222	12.7%	-3	-6.4%	0	0.0%	279	15.9%	-3	-6.4%	0	0	283	16.2%	-3	-6.4%	0	0.0%
Lakeside	7,689	47.1%	126	2.0%	-303	-5.7%	8,937	54.7%	639	9.9%	-471	-8.8%	9,228	56.5%	2,361	36.7%	-507	-9.5%
Mountain Empire	617	23.1%	51	35.9%	-3	-1.3%	794	29.8%	51	35.9%	-3	-1.3%	1,243	46.6%	51	35.9%	-3	-1.3%
North County Metro	4,726	33.8%	149	13.0%	54	5.9%	5,959	42.7%	590	51.6%	54	5.9%	6,443	46.1%	1,032	90.2%	54	5.9%
North Mountain	97	8.1%	-9	-100.0%	0	0.0%	233	19.4%	-9	-100.0%	0	0	237	19.8%	-9	-100.0%	0	0.0%
Otay	281	4683.3%	0	N/A ²	0	N/A ²	430	7166.7%	0	N/A ²	0	N/A ²	567	9450.0%	0	N/A ²	0	N N/A ²
Pala-Pauma	489	26.9%	8	266.7%	31	18.7%	779	42.8%	8	266.7%	31	18.7%	837	46.0%	8	266.7%	31	18.7%
Pendleton-DeLuz	-613	-8.1%	2,343	N/A ²	0	N/A ²	-578	-7.6%	2,343	N/A ²	0	N/A ²	-554	-7.3%	2,343	N/A ²	0	N/A ²
Rainbow	248	39.4%	0	N/A ²	0	0.0%	326	51.7%	0	N/A ²	0	0	357	56.7%	0	N/A 2	0	0.0%
Ramona	1,073	9.9%	133	9.2%	43	9.8%	1,891	17.4%	247	17.1%	43	9.8%	2,222	20.5%	542	37.4%	43	9.8%
San Dieguito	356	3.3%	-50	-2.4%	0	N/A ²	1,113	10.4%	-50	-2.4%	0	N/A ²	1,337	12.5%	-49	-2.4%	0	N/A ²
Spring Valley	2,090	13.8%	-176	-4.2%	0	0.0%	2,914	19.2%	-210	-5.0%	0	0	3,510	23.2%	-346	-8.2%	0	0.0%
Sweetwater	301	7.6%	97	16.4%	0	N/A ²	269	6.8%	407	68.6%	0	N/A ²	254	6.4%	626	105.6%	0	N/A ²
Valle De Oro	612	5.3%	-149	-3.8%	0	0.0%	751	6.5%	-168	-4.3%	0	0	819	7.1%	-147	-3.7%	0	0.0%
Valley Center	1,456	22.8%	12	75.0%	-19	-3.8%	1,941	30.4%	110	687.5%	-19	-3.8%	2,058	32.2%	605	3781.3%	-19	-3.8%
Unincorporated County	25,636	18.5%	3,025	12.5%	-387	-3.2%	35,107	25.4%	5,099	21.1%	-608	-5.0%	39,737	28.7%	9,060	37.5%	-672	-5.5%
San Diego County	33,834	4.7%	120,313	27.7%	-2,752	-6.5%	40,973	5.7%	201,203	46.3%	-4,930	-11.7%	42,936	6.0%	328,216	75.5%	-6,107	-14.5%

SOURCES: SANDAG, Estimates, 2018 (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).

1. Change from 2018

2. Units in 2018 was zero (0) and thus no percentage change could be calculated.



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TENURE AND OCCUPANCY

Tenure refers to the type of occupancy, whether a unit is owner-occupied or renter-occupied. Furthermore, an occupied housing unit is a household. The majority of the housing units in the unincorporated area were owner-occupied in 2018 (67 percent) (*Table 6-A-26: Tenure: 2018*). Housing tenure data for CPAs is not available beyond the 2010 US Census.

Table 6-A-26: Tenure: 2018

	Owner-Occupied		Renter Occupied		Total
	#	%	#	%	
Incorporated County	112,426	66.7%	56,026	33.3%	168,452
San Diego County	593,890	53.1%	525,090	46.9%	1,118,980

SOURCE: SANDAG, Profile Warehouse Census, 2010.

In most cases, the tenure distribution in individual CPAs reflects the composition of the housing stock. CPAs with high proportions of single-family homes had high proportions of owner-occupants. CPAs with high proportions of multi-family housing and mobile homes had high proportions of renter-occupants. County Islands, Otay, and Pendleton-DeLuz were exceptions, where a large proportion of the single-family homes were actually used as rentals. Vacancy status by tenure is estimated at 1.4 percent of the housing stock as vacant for-sale units and 3.2 percent as vacant for-rent units, according to the 2014-2018 ACS.

Table 6-A-27: Tenure by CPA: 2010

CPA	Total Housing Units	Occupied Units	% Owner Occupied	% Renter Occupied
Alpine	6,543	6,324	69.9%	30.1%
Barona	202	199	72.9%	27.1%
Bonsall	3,875	3,705	76.6%	23.4%
Central Mountain	2,182	1,975	78.4%	21.6%
County Islands	593	579	47.7%	52.3%
Crest-Dehesa	3,560	3,446	86.6%	13.4%
Desert	3,546	1,997	78.8%	21.2%
Fallbrook	15,929	15,029	67.8%	32.2%
Jamul-Dulzura	3,234	3,148	83.9%	16.1%
Julian	1,711	1,312	77.4%	22.6%
Lakeside, Pepper/Bostonia	27,567	26,201	62.1%	37.9%
Mountain Empire	3,023	2,739	70.3%	29.7%



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Table 6-A-27, continued

CPA	Total Housing Units	Occupied Units	% Owner Occupied	% Renter Occupied
North County Metro	16,008	15,091	78.7%	21.3%
North Mountain	1,527	1,262	72.7%	27.3%
Otay	7	6	16.7%	83.3%
Pala-Pauma	1,980	1,845	70.9%	29.1%
Pendleton-DeLuz	7,531	6,309	4.4%	95.6%
Rainbow	708	708	79.8%	20.2%
Ramona	12,376	11,980	73.3%	26.7%
San Dieguito	10,993	10,089	82.9%	17.1%
Spring Valley	20,533	19,465	62.5%	37.5%
Sweetwater	4,713	4,453	73.0%	27.0%
Valle de Oro	15,536	14,957	72.7%	27.3%
Valley Center	6,638	6,511	79.9%	20.1%
Unincorporated	170,515	159,330	68.7%	31.3%

SOURCE: SANDAG, Profile Warehouse Census, 2010.

HOUSING COST AND AFFORDABILITY

For-Sale Housing Market

Housing costs in the unincorporated communities have increased significantly since 2016. Median home sales prices increased by an average 18 percent for the CPAs for which data was available. Median home sales prices increased by more than 60 percent in Bonsall, Jamul, and Julian (*Table 6-A-28: Single-Family Median Home Values: January 2016 vs. January 2020*). Despite the increases in prices, more homes were reported to have been sold in January 2020 than January 2016. Data available for several unincorporated communities show that Fallbrook, Ramona, and Spring Valley experienced the highest number of home sales in January 2020.

Table 6-A-28: Single-Family Median Home Values: January 2016 vs. January 2020

CPA	January 2016		January 2020		% Change (2016-2020)
	Number of Sales	Median Price	Number of Sales	Median Price	
Alpine	14	\$485,000	18	\$640,000	32.0%
Bonsall	4	\$452,500	16	\$732,500	61.9%
Borrego Springs	8	\$225,000	12	\$215,000	-4.4%



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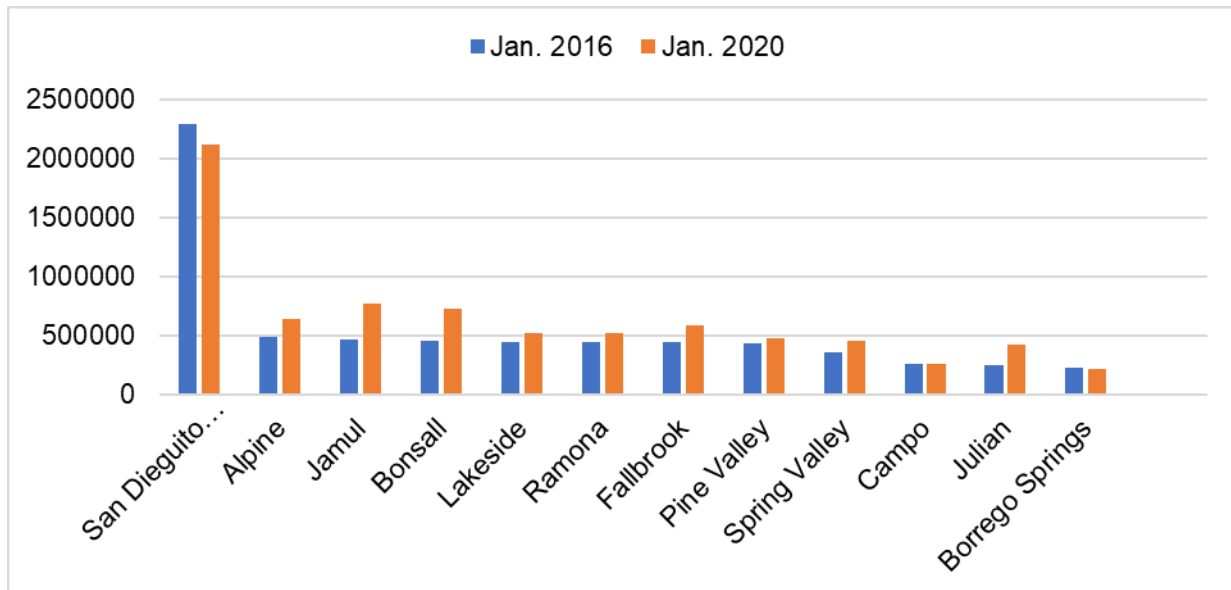
Table 6-A-28, continued

CPA	January 2016		January 2020		% Change (2016-2020)
	Number of Sales	Median Price	Number of Sales	Median Price	
Campo	4	\$260,000	4	\$266,500	2.5%
Fallbrook	40	\$442,500	67	\$588,750	33.1%
Jamul	11	\$465,000	18	\$769,500	65.5%
Julian	2	\$252,500	8	\$427,000	69.1%
Lakeside	38	\$450,000	35	\$521,000	15.8%
Pine Valley	3	\$435,000	3	\$481,000	10.6%
Ramona	36	\$446,500	46	\$522,500	17.0%
San Dieguito (Rancho Santa Fe)	12	\$2,297,500	26	\$2,125,000	-7.5%
Spring Valley	41	\$356,000	52	\$460,000	29.2%
Total	213	\$547,292	305	\$645,729	18.0%

SOURCE: Corelogic (January 2016 and January 2020).

Note: Reporting resale single-family residences and condos as well as new homes.

Figure 6-A-1: Single Family Median Home Values – January 2016 vs January 2020



SOURCE: Corelogic (January 2016 and January 2020).

Note: Reporting resale single-family residences and condos as well as new homes.

Zillow claims home value indices are a better representation of home values since they represent the whole housing stock and not just homes that sell or list in a given month. Zillow home value indices represent the value of typical homes (new construction and existing homes)



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in a selected geographic area. The home value indices for communities in the unincorporated County indicate that condos are generally more affordable than single-family homes. *Table 6-A-29: Home Value Index Single-Family Home vs. Condos: July 2020* shows that in July 2020, condos were anywhere from 26 percent to 67 percent the estimated value of single-family homes in CPAs in the unincorporated area. Despite being a more affordable option to single-family homes, condo home values have increased at similar rates as single-family homes. For the communities for which there was available data, Alpine and Spring Valley have experienced the highest increase in condo home value indices.

Table 6-A-29: Home Value Index Single-Family Home vs. Condos: July 2020

CPA	Home Value Index				% HVI Difference in 2020 (SFH vs Condo)
	Single Family Home	% Change (1 Yr)	Condo	% Change (1 Yr)	
Alpine	\$671,500	4.1%	\$306,900	10.6%	54.3%
Bonsall	\$737,200	2.7%	\$400,800	5.8%	45.6%
Fallbrook	\$608,200	3.2%	\$392,900	3.8%	35.4%
Jamul	\$697,100	3.4%	—	—	—
Julian	\$386,100	5.1%	—	—	—
Lakeside	\$553,800	6.1%	\$263,100	5.8%	52.5%
Pala	\$687,800	3.6%	—	—	—
Ramona	\$564,000	4.7%	\$343,000	5.4%	39.2%
Rancho Santa Fe	\$2,588,400	4.8%	\$859,900	3.7%	66.8%
Spring Valley	\$523,600	7.4%	\$333,100	6.4%	36.4%
Valley Center	\$620,000	2.3%	\$460,600	5.9%	25.7%

SOURCE: Zillow.com (data extracted 07/2020).

“—” means no data available.

Table 6-A-31: San Diego County Housing Affordability Matrix: 2020 shows that with these home value indices, single-family homes and condos would be unaffordable (housing costs more than 30-35% of annual gross income) to most income levels. Only persons or families with moderate incomes would be able to afford condos without incurring cost burdens.

Rental Housing Market

Information on rental rates in the unincorporated area was obtained through review of rental listings (*Table 6-A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*). Given the suburban and semi-rural character of some CPAs, rental housing has limited availability. Therefore, the



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surveyed rents may appear also to fluctuate greatly depending on the number and which properties responded to the survey.

Table 6-A-30: Average Rental Rates by Unit Type: Spring and Fall 2019

Community Plan Area	Studio	One Bedroom	Two Bedroom	Three Bedroom
Spring 2019				
Bonita	—	—	\$1,900	\$2,300
Fallbrook/Rainbow	—	\$2,401	\$3,454	—
Lakeside	—	—	\$1,543	\$1,450
Spring Valley	—	\$1,293	\$1,711	\$2,030
County of San Diego ⁽¹⁾	\$1,315	\$1,684	\$2,071	\$2,526
Fall 2019				
Bonita	—	—	\$1,465	—
Fallbrook/Rainbow	—	\$800	\$2,401	—
Lakeside	—	—	\$1,428	—
Spring Valley	—	\$1,632	\$1,832	\$2,100
County of San Diego ⁽¹⁾	\$1,324	\$1,666	\$2,013	\$2,483

SOURCE: San Diego County Apartment Association, Vacancy and Rental Rate Survey Spring 2019 and Fall 2019.

⁽¹⁾ Average rental rate for entire County of San Diego, inclusive of all incorporated and unincorporated areas.

“—” means no data available.

As shown in *Table 6-A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*, market rents in 2019 within the unincorporated County communities ranged from \$800 to \$2,401 for a one-bedroom unit; \$1,428 to \$3,454 for a two-bedroom unit; and \$1,450 to \$2,300 for a three-bedroom unit. With the exception of the average rent for one-bedroom units in fall 2019, Fallbrook/Rainbow rents were higher than the corresponding average rent countywide. For all other unincorporated County CPAs for which data was available, average rents were lower than countywide averages.

Based on the affordability calculations in *Table 6-A-31: San Diego County Housing Affordability Matrix: 2020*, most rental units are unaffordable to extremely low- and very low-income level residents in the unincorporated County. For example, two-bedroom rentals for a small family (three-person household) would only be affordable if the family has a moderate income (maximum affordable rent = \$2,055). Small families of any other income level could not potentially even afford a studio without incurring cost burdens. A more detailed analysis of affordability by income level is provided in the Housing Affordability by Household Income section below.



Short-Term Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on-site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

San Diego County’s Zoning Ordinance does not explicitly address short-term rentals. The Zoning Code does make reference to bed and breakfast homes, which are a permitted accessory use upon issuance of a minor use permit provided some conditions are complied with, including:

- Located in a zone subject to the RR, A70, A72, S90 or S92 use regulations, or in a designated Historic District
- A maximum of five bedrooms are made available
- No bed and breakfast home can be located on a lot closer than 500 feet to any other lot containing a bed and breakfast home
- The owner or lessee does not necessarily need to reside in the property and owner/lessee contact information must be provided in each room

While the County Zoning Ordinance does not address short-term rentals specifically, the Valle de Oro CPG has a Subcommittee on Short-Term Rentals actively discussing short-term rentals as of July 2020.

Housing Affordability by Household Income

Housing affordability can be determined by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Based on the state-established threshold of affordable housing costs at no more than 30 percent of household income, *Table 6-A-31: San Diego County Housing Affordability Matrix: 2020* provides estimates of what households at different income levels can afford to rent or buy. These estimates are conservative using the methodology outlined in the Health and Safety Code, and are presented in the Housing Element as a general reference. Each housing program, depending on specific funding sources, may estimate affordable home prices and rents using slightly different assumptions.



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Extremely Low-Income Households: Extremely low-income households are those earning 30 percent or less of the AMI. Based on the rental data presented in *Table 6-A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*, extremely low-income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also beyond the reach of extremely low-income households.

Very Low-Income Households: Very low-income households are those earning between 31 and 50 percent of the AMI. Based on the rental data presented in *Table 6-A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*, very low-income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also very unlikely for very low-income households.

Low-Income Households: Low-income households earn 51 to 80 percent of the County AMI. Based on the sales data presented in *Table 6-A-28: Single-Family Median Home Values: January 2016 vs. January 2020* and home value indices in *Table 6-A-29: Home Value Index Single-Family Home vs. Condos: July 2020*, low-income households would not be able to afford to own a typical single-family home or condo on the market. The home sales prices and median home values far exceed the maximum affordable sales prices and affordable rents for low-income households. Zillow's home value indices are estimates of the value of a typical home in a selected geographic area and include the entire housing stock of that area (new construction and existing homes).

Moderate-Income Households: Moderate-income households earn up to 120 percent of the County AMI. Moderate-income households can afford most rental options and ownership of condominiums. However, single-family home values have increased over the last few years beyond the affordability of moderate-income households in the region.

Table 6-A-31: San Diego County Housing Affordability Matrix: 2020

Income Group/ Household Size	Annual Income	Maximum Affordable Rent			Maximum Affordable Sales Price		
		Monthly Housing Cost ⁽²⁾	Utilities ⁽³⁾	Rent ⁽⁴⁾	Annual Housing Cost ⁽⁵⁾	Utilities, HOA, Taxes, Insurance ⁽⁶⁾	Home Price ⁽⁷⁾
Extremely Low (30% AMI)							
One Person	\$24,300	\$608	\$164	\$444	\$24,300	\$377	\$53,733
Two Person	\$27,750	\$694	\$198	\$496	\$27,750	\$440	\$58,984
Small Family ⁽⁸⁾	\$31,200	\$780	\$240	\$541	\$31,200	\$513	\$62,257
Four Person	\$34,650	\$866	\$283	\$583	\$34,650	\$586	\$65,180



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Table 6-A-31, continued

Income Group/ Household Size	Annual Income	Maximum Affordable Rent			Maximum Affordable Sales Price		
		Monthly Housing Cost ⁽²⁾	Utilities ⁽³⁾	Rent ⁽⁴⁾	Annual Housing Cost ⁽⁵⁾	Utilities, HOA, Taxes, Insurance ⁽⁶⁾	Home Price ⁽⁷⁾
Large Family ⁽⁹⁾	\$37,450	\$936	\$348	\$589	\$37,450	\$675	\$60,758
Very Low (50% AMI)							
One Person	\$40,450	\$1,011	\$164	\$847	\$40,450	\$518	\$114,811
Two Person	\$46,200	\$1,155	\$198	\$958	\$46,200	\$602	\$128,760
Small Family ⁽⁸⁾	\$52,000	\$1,300	\$240	\$1,061	\$52,000	\$695	\$140,921
Four Person	\$57,750	\$1,444	\$283	\$1,161	\$57,750	\$788	\$152,543
Large Family ⁽⁹⁾	\$62,400	\$1,560	\$348	\$1,213	\$62,400	\$894	\$155,118
Low (80% AMI)							
One Person	\$64,700	\$973	\$164	\$809	\$45,423	\$561	\$133,619
Two Person	\$73,950	\$1,112	\$198	\$915	\$51,912	\$652	\$150,363
Small Family ⁽⁸⁾	\$83,200	\$1,251	\$240	\$1,012	\$58,401	\$751	\$165,129
Four Person	\$92,400	\$1,391	\$283	\$1,108	\$64,890	\$851	\$179,546
Large Family ⁽⁹⁾	\$99,800	\$1,502	\$348	\$1,154	\$70,081	\$961	\$184,168
Moderate (120% AMI)							
One Person	\$77,900	\$1,784	\$164	\$1,620	\$71,379	\$893	\$276,774
Two Person	\$89,000	\$2,039	\$198	\$1,842	\$81,576	\$1,030	\$313,970
Small Family ⁽⁸⁾	\$100,150	\$2,294	\$240	\$2,055	\$91,773	\$1,176	\$349,187
Four Person	\$111,250	\$2,549	\$283	\$2,266	\$101,970	\$1,324	\$384,054
Large Family ⁽⁹⁾	\$120,150	\$2,753	\$348	\$2,406	\$110,128	\$1,472	\$405,037



Table 6-A-31, continued

SOURCES: 2020 Income limits from California Department of Housing and Community Development; Housing Authority of the County of San Diego, July 2019 Utility Allowance Schedule.

- (1) 2020 Area Median Income (AMI) = \$92,400.
- (2) Assumes 30-35% of annual gross income as affordable housing costs (depending on tenure and income level).
- (3) Based on the Housing Authority of the County of San Diego July 2019 Utility Allowance Schedule; average for natural gas and electric expenses.
- (4) Rent is calculated by subtracting utility costs from the monthly housing costs.
- (5) Assumes 30-35% of annual gross income as affordable housing costs (depending on tenure and income level).
- (6) Assumes 35% of monthly affordable cost for HOA, taxes, and insurance.
- (7) Home price based on 5% down payment, 4% interest rate for a 30-year fixed rate mortgage loan.
- (8) Small Family = 3-person household.
- (9) Large Family = 5-person or more household.

Methodology: Affordable housing costs in this table are calculated based on California Health and Safety Code definitions, which generally result in lower affordable housing costs.

HOUSING PROBLEMS

Age of Housing and Substandard Housing Conditions

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to the 2014-2018 ACS, about 68 percent of the overall housing stock in the unincorporated area was built prior to 1990 (and is thus at least 30 years old) (*Table 6-A-32: Age of Housing: 2018*). In Fallbrook, Julian, Lakeside, Rainbow, Ramona, Rancho Santa Fe (San Dieguito), and Spring Valley, a greater proportion (over 68 percent) of housing stock is over 30 years old than the overall unincorporated County. The proportion of housing stock over 50 years old in Spring Valley (32 percent) far exceeds the unincorporated proportion of 24 percent. Comparing the unincorporated County to other jurisdictions, San Marcos and Carlsbad both have relatively low percentages of housing stock built after 1990 at 54 percent and 45 percent, respectively.

Age of housing in the unincorporated County is similar to the County as a whole. About 72 percent of the County's housing stock is at least 30 years old. In addition, according to the 2014-2018 ACS, an estimated 1,366 units in the unincorporated area lacked complete plumbing facilities and 2,137 units lacked complete kitchen facilities. These units may potentially require substantial rehabilitation or, in some cases, replacement. As the housing stock in the unincorporated County ages, there will be more need of repairs and rehabilitation.



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Table 6-A-32: Age of Housing: 2018

	1969 or Earlier (50+Years)	1970-1989 (30-50 Years)	1990 or After (<30 Years)
Incorporated Cities			
Carlsbad	11.0%	43.9%	45.1%
Chula Vista	31.9%	26.7%	41.4%
Coronado	42.1%	41.7%	16.2%
Del Mar	43.6%	44.4%	12.1%
El Cajon	41.2%	46.9%	11.8%
Encinitas	23.2%	55.8%	21.0%
Escondido	22.4%	53.4%	24.2%
Imperial	49.2%	36.9%	13.9%
La Mesa	53.7%	33.4%	12.9%
Lemon Grove	60.2%	30.1%	9.7%
National City	52.4%	31.6%	16.0%
Oceanside	18.5%	50.1%	31.3%
Poway	21.0%	55.2%	23.8%
San Diego	35.8%	39.3%	24.9%
San Marcos	7.0%	38.6%	54.4%
Santee	25.9%	54.4%	19.7%
Solana Beach	22.8%	67.1%	10.1%
Vista	21.2%	55.5%	23.3%
CPAs			
Alpine	11%	45%	44%
Bonsall	6%	60%	34%
Camp Pendleton	6%	23%	70%
Fallbrook	25%	45%	30%
Jamul	14%	50%	36%
Julian	29%	55%	16%
Lakeside	25%	56%	19%
Pala	13%	27%	60%
Rainbow	23%	53%	24%
Ramona	25%	48%	27%
Rancho Santa Fe (San Dieguito)	42%	33%	25%
Spring Valley	32%	49%	18%
Valley Center	14%	37%	49%
Unincorporated	24.2%	44.0%	31.8%
County Total	30.7%	41.7%	27.6%

SOURCE: 2014-2018 American Community Survey 5-Year Estimates, Table B25034: Year Structure Built Universe: Housing Units.



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There are about 175,000 housing units in the unincorporated County. In a typical year, Code Compliance has about 2,000 general code compliance cases, and less than 2 percent of these cases are related to unsafe structures. Based on these figures, it can be generally estimated that approximately 3,500 units in the unincorporated County are dilapidated and would require significant repairs or replacement. Code Compliance also estimated that approximately 5 percent (8,750 units) of the County's housing stock is in need of minor repairs or rehabilitation.

In accordance with the Housing Division of the County's Environmental Health Department, multifamily housing within Lakeside, Spring Valley, Ramona, and Alpine have the highest need of repair within the unincorporated County. Similarly, Code Compliance also observed that single-family housing in these areas have a high need for rehabilitation. Additional geographic trends observed by Code Compliance show that single-family housing and mobile homes in the backcountry, including Borrego Springs, Ocotillo, Jacumba/Hot Springs, Bonita, and Rainbow, have the greatest need of rehabilitation.

During the public comment period for the Housing Element, a comment was received about housing in need of rehabilitation in the Boulevard Community. The commentor submitted photos of housing that appeared to be severely dilapidated and in need of significant repairs. In response, the County added Program 3.6.7.C - Proactive Housing Rehabilitation Resources to establish a proactive approach to housing rehabilitation. This program will allow the County to better address building code and safety issues before structures fall into significant levels of disrepair. Additionally, the County is including Program 3.4.2.A, to continue the County's existing homeowner repair loan program.



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HCDS offers a Home Repair Program to low-income homeowners within the Urban County area to address critical health and safety improvements, ADA and accessibility improvements, including improvements that support aging in place, and other necessary rehabilitation. This program also supports independent living for the elderly/disabled.

Overcrowding

Overcrowding is typically a combined effect of high housing costs, low incomes, and insufficient supply of adequately sized units at affordable rates. In California, overcrowding is defined as a housing unit occupied by more than one person per room (including bedrooms, living rooms, and dining rooms but excluding bathrooms, kitchens, porches, and hallways). Severe overcrowding is defined as a housing unit occupied by more than 1.5 persons per room.

Overall, about 7,960 occupied units (5 percent of all households) in the unincorporated area were considered overcrowded, according to the 2014-2018 ACS (see *Table 6-A-33: Overcrowding: 2018*).

Overcrowding tends to affect renter households disproportionately, with 9.5 percent of all renter households compared to nearly 3 percent owner households in the unincorporated area being overcrowded. In general, overcrowding was less prevalent in the unincorporated area than countywide, which had nearly 7 percent of all households being overcrowded.

Table 6-A-33: Overcrowding: 2018

	Total Occupied Units	Total Owner Occupied	% Owner Occupied Over-crowded	% Owner Occupied Severely Over-crowded	Total Renter Occupied	% Renter Occupied Over-crowded	% Renter Occupied Severely Over-crowded
Carlsbad	43,293	27,883	1.1%	0.3%	15,410	4.3%	0.4%
Chula Vista	78,940	46,060	4.3%	1.1%	32,880	17.0%	6.0%
Coronado	8,396	4,279	0.4%	0.0%	4,117	1.7%	1.3%
Del Mar	2,140	1,101	0.0%	0.0%	1,039	2.1%	2.1%
El Cajon	32,844	12,922	3.3%	0.7%	19,922	16.0%	4.2%
Encinitas	23,996	15,162	1.5%	0.4%	8,834	6.9%	2.4%
Escondido	46,338	23,426	5.4%	1.2%	22,912	19.5%	7.5%
Imperial Beach	9,175	2,811	2.1%	0.5%	6,364	14.7%	4.3%
La Mesa	23,298	9,594	1.3%	0.4%	13,704	6.6%	3.2%
Lemon Grove	8,441	4,543	6.0%	1.3%	3,898	10.5%	3.3%
National City	16,478	5,736	8.4%	2.4%	10,742	16.4%	5.3%



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Table 6-A-33, continued

	Total Occupied Units	Total Owner Occupied	% Owner Occupied Over- crowded	% Owner Occupied Severely Over- crowded	Total Renter Occupied	% Renter Occupied Over- crowded	% Renter Occupied Severely Over- crowded
Oceanside	61,656	34,733	2.4%	0.6%	26,923	9.8%	2.6%
Poway	15,766	11,643	1.8%	0.5%	4,123	11.2%	3.7%
San Diego	503,463	235,877	2.8%	0.8%	267,586	9.6%	3.7%
San Marcos	29,171	17,861	2.9%	0.8%	11,310	14.3%	4.1%
Santee	19,650	13,871	1.9%	0.5%	5,779	7.1%	0.5%
Solana Beach	5,604	3,334	0.7%	0.0%	2,270	4.9%	4.3%
Vista City	30,275	14,907	4.3%	1.2%	15,368	20.2%	6.0%
Unincorporated	160,056	108,147	2.8%	0.6%	51,909	9.5%	2.7%
San Diego County	1,118,980	593,890	2.9%	0.7%	525,090	11.0%	3.8%

SOURCE: 2014-2018 American Community Survey Table B25014: Tenure by Occupants Per Room.

Cost Burden

Cost burden is defined as a household paying more than 30 percent of its gross household income on housing costs, including utilities, taxes, and insurance. Overall, 44 percent of the households in the unincorporated area experienced housing cost burden according to the 2014-2018 ACS (*Table 6-A-34: Cost Burden by Household Income and Tenure—Unincorporated County: 2014-2018*). Renter households were more severely impacted by cost burden. About 62 percent of renter households experience cost burdens regardless of income level compared to 36 percent of owner households. Among both owner and renter households, the extremely low-income households faced the greatest burden.

Although homeowners benefit from tax deductions that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require separate families to share housing arrangements, resulting in overcrowding and related problems. In the event of a loss of income or unemployment, or other unexpected costs (such as healthcare expenses), lower-income renter households could be at risk of becoming homeless. The current pandemic has resulted in high unemployment rates, and many renter households are unable to maintain rent payments. While the eviction moratorium helps delay



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the eviction of a potentially large number of lower-income renter households, the delay does not address the cumulative rent burdens, and eviction may eventually occur.

**Table 6-A-34: Cost Burden by Household Income and Tenure—
Unincorporated County: 2014-2018**

	Households	Cost Burdened	% of Households
Owner Households			
Extremely Low ($\leq 30\%$ AMI)	6,788	5,777	85.1%
Very Low (31-50% AMI)	7,862	5,092	64.8%
Low (51-80% AMI)	9,347	5,351	57.2%
Moderate (81-120% AMI)	15,494	8,036	51.9%
Above Moderate ($> 120\%$ AMI)	67,643	13,901	20.6%
Total Owners	107,134	38,157	35.6%
Renter Households			
Extremely Low ($\leq 30\%$ AMI)	6,455	6,204	96.1%
Very Low (31-50% AMI)	8,977	8,217	91.5%
Low (51-80% AMI)	8,512	6,875	80.8%
Moderate (81-120% AMI)	10,482	6,141	58.6%
Above Moderate ($> 120\%$ AMI)	14,236	2,940	20.7%
Total Renters	48,662	30,377	62.4%
Total	155,796	68,534	44.0%

SOURCE: 2014-2018 American Community Survey Table B25106: Tenure by Housing Costs as a Percentage of Household Income.

Note: Income levels were estimated by matching the 2018 State Income Limits to the Census category in TABLE B25106 of the 2014-2018 ACS estimates. See *Table 6-A-8* for details. Totals based on households with income. Households with zero or negative income were excluded.

FAIR HOUSING RECORDS

In 2020, the County of San Diego collaborated with all jurisdictions in the County to prepare a Regional Analysis of Impediments (AI) to Fair Housing Choice. The AI draft dated August 2020 found the following impediments.

Regional impediments that apply to all 19 jurisdictions in the San Diego region:

- Hispanics and Blacks continue to be underrepresented in the homebuyer market and experience large disparities in loan approval rates.
- Due to the geographic disparity in terms of rents, concentrations of HCV use have occurred, with a high rate of voucher use in El Cajon and National City.



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- Housing choices for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.
- Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.
- Fair housing outreach and education should expand to many media forms, not be limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and an ineffective means to reach the community at large.
- Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, just over 15 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

Jurisdictional impediments that apply to the County of San Diego:

- Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available. Zoning amendments related to density bonuses, accessory dwelling units, low barrier navigation centers, emergency shelter capacity, parking standards, and transitional and supportive housing are needed in San Diego County.

PUBLICLY ASSISTED HOUSING AND AT-RISK ANALYSIS

Housing Element law requires that a jurisdiction provide an analysis of existing publicly assisted housing developments that are eligible to convert from low-income use to market-rate housing during the next ten years (April 15, 2021, through April 15, 2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of deed restrictions. This analysis is required only for multi-family rental housing for lower-income households.

Inventory of Publicly Assisted Housing

Publicly assisted housing developments are defined as multi-family living units that receive government assistance such as state or local mortgage revenue bond programs, redevelopment funds, local in-lieu fees, density bonus incentives, inclusionary housing programs, or federal housing programs. *Table 6-A-35: Assisted Housing Inventory* summarizes the inventory of assisted affordable housing in the unincorporated area. Different funding programs may have different affordability controls. If a project is funded with multiple sources, portions of the assistance may



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be considered at risk. For example, Lakeside Gardens was funded with CDBG funds that require the units to set rents at affordable rates to lower-income households through 2058. A project-based Section 8 contract further subsidizes the rents for five households with a contract expiration of every five years. This type of project is at low risk of converting to market-rate housing.



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Table 6-A-35: Assisted Housing Inventory

Development	Date of Initial Contract	Years of Affordability	Date of Expiration	Total Units	Assisted Housing		Funding or Program
					Very Low (50% AMI)	Low (80% AMI)	
County Programs							
Lakeside Gardens	9/1/2004	5	8/31/2021	85	84	0	Section 8
	12/30/2003	55	12/30/2058		85	0	C
Persimmon Villas	9/29/1992	30	9/29/2022	33	12	0	DB
Windmill Senior Apts.	11/16/2000	30	11/16/2030	27	10	0	DB
Lamar Springs Apts.	3/20/1984	60	3/20/2044	50	0	6	DB
Kalmia Courtyards	2/9/1994	51	2/9/2045	28	5	6	H, LIHTC
Persimmon Terrace	8/5/1986	60	8/5/2046	36	0	14	DB
Anza Terrace	3/3/1987	60	3/3/2047	64	0	26	DB
Presioca Villa	3/13/1996	55	3/13/2051	94	70	0	H
De Luz Apartments	7/5/2000	55	7/5/2055	26	14	11	H, DB, C
Maplewood Apartments	7/13/2000	55	7/13/2055	78	48	30	C, H, LIHTC
St. Martin De Porres	11/9/2000	55	11/9/2055	116	115	0	H
Summeridge/Village W.	6/1/2001	55	6/1/2056	96	40	55	H
Spring Valley Apts.	2/22/2002	55	2/22/2057	58	12	46	HO, LIHTC/C
Dove Canyon/4S Ranch	7/30/2002	55	7/30/2057	120	36	84	H, DB
Fallbrook View Apts.	9/12/2002	55	9/12/2057	80	11	69	C
Villa Lakeshore Apts.	6/10/2004	55	6/10/2059	34	17	17	C, RDA
Pine View Apts.	9/24/2004	55	9/24/2059	101	27	74	C, H
Spring Villas	6/22/2006	55	6/22/2061	136	14	122	H, C



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Table 6-A-35, continued

Development	Date of Initial Contract	Years of Affordability	Date of Expiration	Total Units	Assisted Housing		Funding or Program
					Very Low (50% AMI)	Low (80% AMI)	
Springbrook Grove	6/9/2008	55	6/9/2063	44	43	1	H, C
Silversage	4/27/2009	55	4/27/2064	80	6	72	C, H
Primrose	4/13/2011	55	4/13/2066	21	5	16	C, H
Martin House	2017	40	7/2043	7	6	0	HUD 811
Turnagain Renaissance Apts. ¹	2019	40	2059	80	39	40	LIHTC
Anja House I	2004	40	2044	6	6	0	HUD 811
Aquilla Housing I	2004	40	2044	6	6	0	HUD 811
The Village at Lakeside ¹	1998	40	2038	136	77	78	LIHTC
Montecito Village Apts.	2009	40	2049	70	69	0	8 NC
Pepper Tree Apts.	1980	55	2/2036	32	32	0	515/8 NC
Jamacha Glen Apartments	2000	55	11/10/2055	52	21	22	LIHTC

SOURCES: County of San Diego, General Plan Housing Element Background Report, April 2017. County of San Diego Housing and Community Development Services, Rental Assistance and Affordable Housing Directory, 2020.

H = HOME; C = CDBG; RDA = Redevelopment Set-Aside; DB = Density Bonus; HO = Housing Opportunities for Persons with AIDS; LIHTC = Low Income Housing Tax Credits; N = Neighborhood Stabilization Program; 811/202 = HUD Section 811 (Disabled)/202 (Senior) Housing; HFDA/8 NC = Housing Finance Development Agency/Section 8 New Construction; 515/8 NC = Rural Housing/Section 8 New Construction

Note 1: Some projects do not have fixed income distribution for the units and are generally estimated with an even split between very low- and low-income units.



At-Risk Housing

During the 2021-2031 at-risk analysis period, two housing projects may be at risk of converting to market-rate housing due to expiration of deed restrictions or termination of subsidy contracts. *Table 6-A-36: At-Risk Housing Projects: 2021-2031* identifies the at-risk projects, which total 22 restricted units for very low-income households.

Table 6-A-36: At-Risk Housing Projects: 2021-2031

Development	Location	Expiration Date	Total Units	Restricted Units	
				Very Low	Low
Density Bonus Projects					
Persimmon Villas	El Cajon	9/29/2022	33	12	0
Windmill Senior Apts.	Lakeside	11/16/2030	27	10	0
Total			60	22	0

SOURCES: County of San Diego, General Plan Housing Element Background Report, April 2017. County of San Diego, Housing and Community Development Services, Rental Assistance and Affordable Housing Directory, 2020.

Section 8 Projects

Affordable housing provided through the County's Section 8 Moderate Rehabilitation program is at risk of converting to market-rate housing every year if the individual project owner chooses not to renew their contract. Under this program, privately owned rental properties are initially deed-restricted as affordable housing in exchange for funding for moderate rehabilitation. After the initial deed-restriction time period has passed, each year, the property owner has the discretion to renew their contract, which provides a rental subsidy.

Pursuant to state Housing Element law, when units are identified as at risk, an analysis of costs to preserve or replace the at-risk units must be included. The cost estimates provided in this Housing Element, however, are only general in nature to present an order of magnitude. Actual costs would depend on the market conditions at the time of conversion and the specific conditions of the properties.

Preservation

Tenant-Based Rent Subsidies: Tenant-based rent subsidies, such as HCVs or other tenant-based rental assistance, could be used to preserve the affordability of housing. The County, through a variety of potential funding sources, could provide rental subsidies to very low- and low-income households to subsidize the continued affordability of the at-risk units. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the fair market rent for a unit minus the housing cost affordable by assisted household. *Table 6-A-37: Rent Subsidies*



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Required: 2020 presents a general estimate of the rent subsidies required to preserve the affordability of at-risk units. Based on the 2020 estimates and assumptions shown in this table, approximately \$1.1 million would be necessary to subsidize the rents of the 106 very low-income at-risk units.

Table 6-A-37: Rent Subsidies Required: 2020

	Very Low	Low
At-Risk Units	106	0
Total Monthly Rent Income Supported by Affordable Rent	\$1,161	\$1,108
Total Monthly Rent Allowed by Fair Market Rents	\$2,037	\$2,037
Average Monthly Subsidy per Unit	\$876	\$930
Average Annual Subsidy per Unit	\$10,515	\$11,154
Total Annual Subsidy Required	\$1,114,590	\$0

Average subsidy per unit for each project is estimated with the following assumptions: Units are assumed to be two-bedroom and occupied by four-person households. Based on 2020 HCD Area Median Income in San Diego County (see Table 6-A-31: San Diego County Housing Affordability Matrix: 2020) and 2020 Fair Market Rents in San Diego County https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn

Transfer of Ownership: Another option to preserve the units at risk is to transfer the at-risk units to nonprofit ownership. Nonprofit organizations are usually committed to maintaining the long-term affordability of low-income housing and may be eligible for a variety of affordable housing programs. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A cursory survey of older apartment buildings sold in the County indicates an average sales price of \$300,000 per unit. At this sales price, the cost for the 106 at-risk units would be about \$32 million. Still, it is assumed that it is less expensive to acquire and preserve at-risk units than to develop new units, as construction costs would be reflective of the rehabilitation of existing improvements and the rehabilitation of older developments would avoid the payment of development impact fees.

Replacement

New Construction of Affordable Units: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Generally, this option is the costliest, averaging at least \$300,000 per unit, excluding land costs. Land costs can be assumed to be \$100,000 per unit given an average of \$40 per square feet when building in the Village Residential (VR) zoning at about 16 dwelling units per acre (du/ac).



Cost Comparison

Table 6-A-38: *Cost Comparison to Preserve or Replace At-Risk Units* shows that financially assisting with the cost to transfer ownership of these properties to nonprofit organizations (\$31.8 million) may be less expensive than making ongoing rent subsidy contributions over the life of the buildings. The costs involved in constructing new units would likely be the most expensive option.

Table 6-A-38: Cost Comparison to Preserve or Replace At-Risk Units

Option	Per Unit	Total Cost ⁽¹⁾
Rent Subsidy	\$10,515 ⁽²⁾	\$48,933,513.92 ⁽³⁾
Transfer of Ownership	\$300,000	\$31,800,000
Replacement ⁽⁴⁾	\$400,000	\$42,400,000

(1) For 106 at-risk units.

(2) Annual cost in 2020.

(3) Assumes building life of 30 years at 2.5% inflation a year starting at \$1,114,590 for rent subsidy cost in 2020.

(4) Assumes \$100,000 in land costs per units based on building in Village Residential (VR) zoning at about 16 du/ac at \$40 per square feet.

HOUSING IN THE COASTAL ZONE

State law requires that localities within the coastal zone monitor the following:

- The number of new housing units approved for construction within the coastal zone since January 1982.
- The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone.
- The number of existing housing units occupied by low- and moderate-income households either within the coastal zone or three miles of the coastal zone that have been authorized for demolition or conversion since January 1982.
- The number of housing units for low- and moderate-income households required to be replaced.

While the San Diego region is perceived as a coastal region, little of the unincorporated area falls within the coastal zone. Only a small portion of the San Dieguito CPA falls within the coastal zone. The San Dieguito CPA is generally a low-density, estate residential community. It consistently ranks as one of the top five places in the nation with the most expensive home prices. Since 1982, a total of 83 housing units, 78 single-family, and 5 second units have been added to the



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portion of that San Dieguito CPA that is within the coastal zone. The types of housing (units in residential structures that contain fewer than three units) constructed in the San Dieguito CPA are not subject to the replacement requirement of the Coastal Act.

PROJECTED HOUSING NEEDS

According to SANDAG, the County unincorporated area is projected to have 198,819 occupied households by 2030. Based on the 2014-2018 ACS (*Table 6-A-34: Cost Burden by Household Income and Tenure—Unincorporated County: 2014-2018*), the unincorporated area's income distribution is estimated and shown in *Table 6-A-39: Projected Households by Income and Tenure: 2030*. The nature and extent of housing needs over the 2021-2029 Housing Element period are expected to reflect the need for housing assistance as shown below.

Table 6-A-39: Projected Households by Income and Tenure: 2030

Households	Projected Households	% Extremely Low Income (0–30% AMI)	% Very Low Income (31–50% AMI)	% Low Income (51–80% AMI)	% Moderate/Upper Income (81%+ AMI)
Owners (percentage)	68.8%	6.3%	7.3%	8.7%	77.6%
Total Owners	136,719	8,663	10,033	11,928	106,095
Renters (percentage)	31.2%	13.3%	18.4%	17.5%	50.8%
Total Renters	62,100	8,238	11,456	10,863	31,544
Total (percentage)	100.0%	8.5%	10.8%	11.5%	69.2%
Total Households	198,819	16,900	21,489	22,791	137,639

SOURCES: 2014-2018 American Community Survey Table B25106: Tenure by Housing Costs as a Percentage of Household Income. SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).

Note: Income levels were estimated by matching the 2018 State Income Limits to the Census categories.



Appendix 6-B: Constraints



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MARKET CONSTRAINTS

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing. The following discusses these factors and their impact on residential development.

CONSTRUCTION COSTS

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multi-family: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multi-family: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

Construction costs include the cost of materials and labor. Materials costs include the cost of building materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials), which will vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages. In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the state's prevailing wage requirements. It also expanded the definition of what constitutes public funds, capturing significantly more projects (such as housing) beyond just public works that involve public/private partnerships. Except for self-help projects, SB 975 requires payment of prevailing wages for most private projects constructed under an agreement with a public agency providing assistance to the project. As a result, the prevailing wage requirement substantially increases



the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the availability and cost of labor to complete housing projects. This shortage may be further exacerbated by limitations and restrictions due to the current COVID-19 pandemic. Although construction costs are a significant factor in the overall cost of development, the County of San Diego has no direct influence over materials and labor costs.

LAND COSTS

There is a great degree of variation in the value of residential land in the unincorporated area. This is due to factors such as the accessibility of areas to employment centers, commercial uses, transit, civic and recreational uses, and the availability and quality of services and infrastructure. Based on development proposals and pro forma information for housing subdivisions in San Diego County between 2017 and 2018, land costs range from \$27 to \$42 per square foot for a typical 1,800-square-foot home. Land cost for multi-family housing was not available but generally can be assumed to be higher on a per square foot basis. Therefore, density is an important factor in achieving project feasibility.

FINANCIAL COSTS

Construction Financing

According to recent estimates, the cost of marketing and financing a typical 1,800-square-foot home in San Diego County is approximately \$27 per square foot. To gain access to debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. Supplemental funds such as equity funds, predevelopment capital, performance guarantees, and bridge loans are used to fill the financing gap in making a project affordable.

In the County, affordable housing developers often have difficulty in obtaining the supplemental financing needed to build affordable housing. The County has focused on increasing affordable housing development by bringing additional funding into the region. This includes taking advantage of expanded funding opportunities, particularly at the state level, and a \$50 million local investment through the Innovative Housing Trust Fund. These efforts are in addition to the County's allocation of federal entitlement dollars under the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs.

Supplemental funding (equity funds, predevelopment capital, bridge loans, etc.) is also potentially available through nonprofit organizations and other government agency programs. However, these regional, statewide, or national funding sources are often limited in scope and



highly competitive. Although local affordable housing developers have done well in competing for these funds, these funding sources are not always reliable.

In addition, California eliminated redevelopment agencies in 2012.²¹ Redevelopment agencies were required to set aside 20 percent of their tax increment revenue for the provision of affordable housing, creating 15,000 homes in San Diego County through direct subsidies. Funds from this source were also critical in leveraging private equity and other government funds. Today, the Low Income Housing Tax Credit (LIHTC), which is highly competitive, is the single most important source of affordable housing funds. While recent legislation has created additional affordable housing resources, those are usually targeted toward special needs populations, such as people experiencing homelessness, people with mental disabilities, veterans, and farmworkers. The financing gap for affordable housing for lower-income households continues to widen, especially for homeownership opportunities.

Mortgage Financing

In 2018, there were about 144,000 loan applications for residential financing in San Diego County. Of these, about 70 percent were approved, while about 30 percent were denied, withdrawn, or not completed. Applications from low- and moderate-income households represented about 16 percent of all loan applications. Compared to higher-income households, low- and moderate-income households had a slightly lower approval rate than applicants from higher-income households.

The majority of loan applications in the County were for refinancing (44 percent) or conventional home purchases (34 percent). Over 35,000 refinancing loans were originated in the County in 2018, along with nearly 33,000 conventional home purchases. Government-backed loans made up a much smaller portion of mortgages in the County, with only about 12,000 originated in 2018.

²¹ California Department of Finance. 2018. Redevelopment Agency Dissolution. <http://www.dof.ca.gov/redevelopment/>. Accessed July 2020.



Table 6-B-1: Mortgage Financing by Income of Applicant—San Diego Region

Income (% of Med. Income)	Total Applications		Approved, not Accepted ¹		Denied		Withdraw/Incomplete		Originated	
Low (0-49%)	8,133	6%	169	5%	3,213	13%	1,501	7%	3,250	3%
Moderate (50-79%)	13,807	10%	351	10%	4,146	16%	2,134	11%	7,176	8%
Middle (80-119%)	28,014	19%	703	20%	5,693	22%	4,045	20%	17,573	19%
Upper (>=120%)	78,208	54%	2,081	59%	11,746	46%	11,532	58%	52,849	56%
Income Not Available	15,901	11%	216	6%	881	3%	815	4%	13,989	15%
Total	144,063	100%	3,520	100%	25,679	100%	20,027	100%	94,837	100%

SOURCE: www.lendingpatterns.com, 2018.

Notes: 1. "Approved, Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

Table 6-B-2: Disposition of Home Purchase and Improvement Loan Applications: 2018

Loan Type	Total Applicants		Approved, not Accepted ¹		Denied		Withdrawn/Incomplete		Originated	
Conventional Purchase	43,889	34%	1,379	42%	3,588	18%	5,993	32%	32,929	38%
Government-Backed Purchase	14,785	11%	308	9%	885	4%	1,702	9%	11,890	14%
Home Improvement	13,158	10%	240	7%	5,071	25%	1,148	6%	6,699	8%
Refinance	57,587	44%	1,357	41%	10,926	53%	9,725	52%	35,579	41%
Total	129,419	100%	3,284	100%	20,470	100%	18,568	100%	87,097	100%

SOURCE: www.lendingpatterns.com, 2018.

Notes: 1. "Approved Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

San Diego City-County Reinvestment Task Force

The San Diego City-County Reinvestment Task Force (RTF) was established in 1977 by joint resolution of the San Diego City Council and County Board of Supervisors. It was formed as a quasi-public entity to include elected representatives, lenders, and members of community organizations. The purpose of the RTF is to monitor lending practices and policies and to develop strategies for reinvestment to spur public/private financing of affordable housing and economic development activities in areas suffering from disinvestment.

Examples of strategies outlined by the RTF in its current strategic plan to encourage affordable housing and fair access to financial services include monitoring annual bank community



investment activity, facilitating discussion of community reinvestment needs and opportunities, connecting low- and moderate-income residents to resources and financial education, and undertaking collective action projects that promote loans for multi-family affordable housing development, low/moderate-income single-family mortgages, and small business and support nonprofit programs in homebuyer preparation, workforce development, credit repair and financial self-sufficiency. According to the RTF 2018 Community Investment Report, the six RTF banks invested \$1.83 billion in San Diego County's low- and moderate-income communities, including increases in small business lending and investments and tax credits, as well as loans for income-restricted, multi-family affordable housing.

Gap Financing

The County recognizes that the cost of land and construction can create significant constraints on development, particularly of affordable housing. The County offers gap financing in the form of low interest deferred loans through a number of local, state and federal programs such as the Innovative Housing Trust Fund (IHTF), HOME Investment Partnerships program (HOME), Community Development Block Grant (CDBG) and No Place Like Home (NPLH) which provides financing for affordable housing construction, acquisition, and rehabilitation. The IHTF is a locally funded trust fund which was initially created by a \$25-million-dollar investment by the County, and has been used to provide gap financing for hundreds of affordable units across the region. These programs are administered by the County's Housing and Community Development Services (HCDS) department. The typical process of obtaining gap financing includes:

- HCDS posts a notice of funding availability (NOFA) on the HCDS website and the County's Buynet procurement system as funds become available.
- HCDS receives and reviews proposals using a three-step process that includes threshold review (NOFA requirements), financial feasibility, and scoring.
- Projects are ranked and identified for conditional awards, subject to available funding and approval by the Board of Supervisors, as needed.
- The gap financing award is typically the final source of funding before the developer applies for tax-credits, which typically completes the financing phase of a development.
- Conditional awards are finalized through the negotiation and execution of loan documents memorializing the terms of the loan and affordability restrictions for the property.



A recent project that HCDS funded is the Alpine Family Apartments. The development is located in the unincorporated community of Alpine and received \$4,280,000 in IHTF funding for the construction of 38 affordable housing units for low-income families, with affordability limited to families making 40% to 60% of the area median income.

In addition to the IHTF, the County administers grant funds from sources such as No Place Like Home, HOME, and Community Development Block Grants. These other funding sources are also used to provide gap financing for affordable and special needs housing.

COMMUNITY RESPONSE TO DENSITY AND INTENSIFICATION

Many County CPAs were developed as and remain semi-rural communities. As the housing shortage in the region continues to put pressure on these communities to redevelop and intensify, community resistance is a potential constraint to new construction of housing. Through its General Plan, adopted in 2011, the County attempts to strike a balance between employment and housing growth by focusing density in Village areas while respecting the low-intensity character of many CPAs. The County will continue to conduct outreach and education to promote the need for and benefits of affordable housing.

LENGTH OF TIME FROM ENTITLEMENT TO BUILDING PERMIT SUBMITTAL

The length of time from the date a project is entitled to building (or grading) permit submittal can also indicate market constraints on the production of housing. For example, a project proponent may need to secure financing after entitlement, a process that can often take several months. Additionally, developers may need to continue project design, including finalizing project engineering and architectural plans.

The County's entitlement and permit tracking system does not support the "life cycle" analysis of projects; therefore, an average length of time between project entitlement and building permit submittal is not available. However, discussions with staff in the Project Planning Division of PDS indicated that there tends to be a wide range of typical time frames. For example, smaller projects (with lower-financing amounts) often submit soon after entitlement, while larger projects may require additional time. The County has processes in place to allow project proponents to extend entitlements past the original expiration date. Site plans expire two years after entitlement, tentative maps and tentative parcel maps expire three years after entitlement, and major use permits expire two years after entitlement.

The County reviewed recently approved residential projects and entitlement extensions. Data from July 2017 to June 2018 shows that the County approved 90 discretionary residential projects. Of these, 29 were entitlement extensions. The 29 extensions indicate that many



projects require 2 or more years to obtain a building permit, likely due to financing or engineering constraints. The County continues to monitor the number of projects requesting extensions through its annual General Plan progress reports.

While there has been a limited amount of affordable housing constructed in the County in recent years, discussions with Project Planning indicated that affordable developments typically move quickly from the entitlement to building permit phase. Often, affordable housing projects have financing secured at the time of entitlement, and must continue the development process to ensure that funding does not expire. The Board of Supervisors has adopted Policy A-68 to expedite affordable housing project reviews, limiting the possibility of financing expiring. Policy A-68 is discussed in additional detail in the permit processing section below.

REQUESTS TO DEVELOP BELOW THE MAXIMUM DENSITY

Requests to develop below the maximum or target densities may be indicators non-governmental constraints. In the General Plan Annual Progress report, the County tracks requests to develop below the maximum densities allowed under the General Plan. The 2020 Progress report found that tentative maps were planned at 91 percent of the maximum density allowed, tentative parcel maps at 53 percent, and site plans at 92 percent.²²

The 5th Cycle Housing Element assumed that housing element sites would develop at approximately 70 percent of the maximum allowed. A review of multi-family projects constructed over the 5th Cycle Housing Element found that multi-family projects averaged 70 percent of the maximum density, consistent with the site capacity estimates. The projects that developed below the assumptions set by the Sites Inventory were generally balanced out by those that developed above the assumed density. In the 6th Cycle Housing Element, the County is including multiple programs to encourage development above 70 percent of the maximum, along with programs to consistently monitor housing element sites for requests to develop at lower densities than assumed in the Housing Element. An additional discussion about the trends of recent multi-family projects can be found in *Appendix 6-C*.

GOVERNMENTAL CONSTRAINTS

The following section discusses governmental constraints that potentially impede residential developments in the unincorporated area. These constraints need to be fully understood for the County to establish effective strategies that will promote and facilitate the development of a variety of housing and tenancy types.

²² 2020 General Plan Annual Progress Report. County of San Diego. March 2020.



Federal- and state-mandated environmental protection regulations may cause residential development to be halted or delayed, thereby increasing costs or imposing additional costs on new residential development. These costs result from the fees charged by the County and private consultants for performing environmental analyses, conducting studies and the mandated public review process, and the potential costs associated with mitigation.

The County's land use regulatory activities may also contribute to increasing the cost of residential development. The most evident increase comes from the fees charged for processing the various permits necessary to develop land.

Facility and infrastructure constraints affect most developments in the unincorporated County. Such constraints include septic constraints, sewer capacity problems, and long-term availability of water. A significant constraint unique to the unincorporated area is that a majority of land area under the jurisdiction of the County is outside the County Water Authority (CWA) boundary. All development in this vast area is contingent upon the availability of groundwater. In addition, portions of the unincorporated area have no agency providing structural fire protection, and much of the remaining area is served by districts reliant on volunteer firefighters.

LAND USE CONTROLS

General Plan Land Use Element

The County of San Diego General Plan Land Use Element prescribes a two-tier land use framework: general regional categories provide a regional development pattern while more specific land use designations indicate appropriate land uses. Three regional categories—Village, Semi-Rural, and Rural Lands—focus growth in appropriate communities while preserving the rural landscape of the unincorporated County:

- **Village:** Village areas provide a wide mix of higher intensity land uses and typically contain a village core, which serves as an employment and residential center for the CPA. Public services are available or planned. Land uses surrounding the village core are similar but at a smaller scale and spread throughout neighborhoods. Single-family homes are the most common form of housing, although neighborhood centers and other key areas may contain residences in mixed-use buildings and other multi-family housing.
- **Semi-Rural:** Semi-Rural areas provide a transition between the urban character of the Village areas and the broad open spaces of the Rural Lands category. Low-density residential estates, which do not rely on sewer service, are the predominant use of land.



- **Rural Lands:** Rural Lands are large open space areas that provide for managed resource production, conservation, and recreation and thereby retain the rural character for which unincorporated San Diego County is known. Very low-density residential uses do occur, but lands in this category are sparsely populated.

Regional categories do not specify land uses, but rather the general character, scale, and intensity of development and land use. Seventeen residential land use designations are established to provide for development of a full range of housing types and densities. *Table 6-B-3* presents the relationship between the residential designations and the regional categories.

Table 6-B-3: Regional Categories and Residential Land Use Designations

Designation	Compatible Regional Category	Maximum Residential Density ²
Village Residential		
Village Residential 30	Village	30 units per acre
Village Residential 24	Village	24 units per acre
Village Residential 20	Village	20 units per acre
Village Residential 15	Village	15 units per acre
Village Residential 10.9	Village	10.9 units per acre
Village Residential 7.3	Village	7.3 units per acre
Village Residential 4.3	Village	4.3 units per acre
Village Residential 2.9	Village	2.9 units per acre
Village Residential 2	Village	2 units per acre
Semi-Rural Residential		
Semi-Rural Residential 0.5 ¹	Village, Semi-Rural	1 unit per 0.5, 1, or 2 acres
Semi-Rural Residential 1 ¹	Village, Semi-Rural	1 unit per 1, 2, or 4 acres
Semi-Rural Residential 2 ¹	Village, Semi-Rural	1 unit per 2, 4, or 8 acres
Semi-Rural Residential 4 ¹	Village, Semi-Rural	1 unit per 4, 8, or 16 acres
Semi-Rural Residential 10 ¹	Village, Semi-Rural	1 unit per 10 or 20 acres
Rural Residential		
Rural Residential 20	All	1 unit per 20 acres
Rural Residential 40	All	1 unit per 40 acres
Rural Residential 80	All	1 unit per 80 acres
Commercial		
General Commercial ²	Village, Semi-Rural	-
Office Professional ²	Village, Semi-Rural	-

**Table 6-B-3, continued**

Designation	Compatible Regional Category	Maximum Residential Density ²
Neighborhood Commercial ²	Village, Semi-Rural	-
Rural Commercial ²	All	2 units per acre
Village Core Mixed Use ²	Village	30 units per acre

¹Slope dependent category

²Maximum densities apply where Zoning Ordinance permits residential as a primary or secondary use.

The Village Core Mixed Use designation provides for integrated nonresidential and residential development that reflects a pedestrian scale and orientation with retail uses encouraged at street level. Mixed-use development may take the form of multiple-use buildings with offices and/or apartments above ground-floor retail. It may also take the form of single-use buildings adjacent to each other comprising a mixed-use complex.

Development will typically be between two and four stories in height. The maximum intensity, measured in floor area ratio (FAR), of nonresidential development in either multiple- or single-use buildings is 0.7. However, if parking is provided off-site, the FAR could increase to 1.3. Residential densities may not exceed 30 units per gross acre in either multiple- or single-use buildings. This density limit of 0.7 FAR and 30 du/ac may be a constraint on housing production, especially within the designated Village Core Mixed Use areas, where higher densities are more likely to be financially feasible.

Additionally, the County has very little land that is designated for higher-density residential land uses (10.9 du/ac and greater).²³ These land uses account for approximately 0.19 percent, or approximately 4,250 acres, of the unincorporated County's total area. This lack of land designated for higher densities that may accommodate moderate- to low-income housing units is a constraint on housing production. Much of the unincorporated County land is not presently served with infrastructure or is constrained by various environmental factors. The County's land use policy focuses growth in the Village areas where infrastructure is available or planned for the near future, which is the primary reason that the amount of land designated for high density housing is so low. Additionally, more than half of the land within the unincorporated County (about 56 percent) is subject to the jurisdiction of another public agency or tribal entity; the County does not have land use control or discretion in these areas.

²³ VR-10.9, VR-15, VR-20, VR-24, VR-30, Village Core Mixed Use

**Table 6-B-4: Distribution of Land Use Designations**

Designation	Acres	%
GENERAL COMMERCIAL	1,894	0.08
HIGH IMPACT INDUSTRIAL	865	0.04
LIMITED IMPACT INDUSTRIAL	1,002	0.04
MEDIUM IMPACT INDUSTRIAL	688	0.03
NEIGHBORHOOD COMMERCIAL	100	0.00
OFFICE PROFESSIONAL	259	0.01
OPEN SPACE (CONSERVATION)	93,150	4.08
OPEN SPACE (RECREATION)	6,154	0.27
PUBLIC AGENCY LANDS	1,268,998	55.56
PUBLIC/SEMI-PUBLIC FACILITIES	19,217	0.84
PUBLIC/SEMI-PUBLIC LANDS (SOLID WASTE FACILITY)	2,167	0.09
RURAL COMMERCIAL	1,488	0.07
RURAL LANDS (RL-20)	65,695	2.88
RURAL LANDS (RL-40)	199,048	8.71
RURAL LANDS (RL-80)	205,913	9.01
SEMI-RURAL RESIDENTIAL (SR-0.5)	4,911	0.22
SEMI-RURAL RESIDENTIAL (SR-1)	30,620	1.34
SEMI-RURAL RESIDENTIAL (SR-10)	64,009	2.80
SEMI-RURAL RESIDENTIAL (SR-2)	67,542	2.96
SEMI-RURAL RESIDENTIAL (SR-4)	45,769	2.00
SPECIFIC PLAN AREA	40,769	1.78
TRIBAL LANDS	130,537	5.71
VILLAGE RESIDENTIAL (VR-2)	12,842	0.56
VILLAGE RESIDENTIAL (VR-2.9)	2,741	0.12
VILLAGE RESIDENTIAL (VR-4.3)	8,070	0.35
VILLAGE RESIDENTIAL (VR-7.3)	5,446	0.24
VILLAGE RESIDENTIAL (VR-10.9)	312	0.01
VILLAGE RESIDENTIAL (VR-15)	2,302	0.10
VILLAGE RESIDENTIAL (VR-20)	227	0.01
VILLAGE RESIDENTIAL (VR-24)	730	0.03
VILLAGE RESIDENTIAL (VR-30)	309	0.01
VILLAGE CORE MIXED USE	373	0.02
Total	2,284,149	100.00%

SOURCE: SanGIS, CNTY_GENERAL_PLAN_CN, last updated 3/30/2020, retrieved June 2020.

Additionally, the FARs for nonresidential uses may constrain housing production. The nonresidential land use FARs of 0.7 to 1.3 could be a potential constraint by creating an apparent disparity and community expectation of low-intensity development for adjacent properties that are planned for higher-density residential uses.



High density residential uses may also be allowed in Commercial land-use designations. The allowable density of residential uses is determined by the County's Zoning Ordinance.

Zoning Ordinance

The San Diego County Zoning Ordinance implements the Land Use Element of the General Plan. The Zoning Ordinance contains a variety of regulations that address building setbacks, building height, on-site open space, and parking requirements. The County's Zoning Ordinance differs from most zoning ordinances. Many zoning ordinances utilize zones such as R-1, A-1, etc., which specify not only the uses permitted, but also development standards such as lot size, density, height, and other requirements. The San Diego County Zoning Ordinance separates each of these subjects and governs each with an individual designator. Each parcel has a unique "Zone Box" that specifies the use regulations, animal regulations, and development regulations (e.g., lot size, building type, maximum floor area, FAR, height, lot coverage, setback, and usable open space) that apply to that particular parcel. Generally, adjacent properties are subject to the same zoning regulations. This approach is intended to offer flexibility. It permits any combination of development standards that is deemed appropriate for any individual parcel. This structure has the advantage of being highly customizable to a particular property's conditions, but may also have the effect of having mismatched use and development standards that make it difficult to achieve the maximum densities as designated in the General Plan.

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Height	
	Lot Coverage	
	Setback (*SEE SETBACK SCHEDULE)	
	Open Space	
SPECIAL AREA REGULATIONS		

Use Regulations: Existing residential use regulations contained in the County Zoning Ordinance include the following:

- RS—Single Family Residential



- RD—Duplex/Two Family Residential
- RM—Multi-Family Residential
- RV—Variable Family Residential (a combination of single-family, duplex/two-family, or multi-family residential)
- RU—Urban Residential
- RMH—Mobile Home Residential
- RR—Rural Residential
- RRO—Recreation Oriented Residential
- RC—Residential/Commercial

While the use regulations may have a stated purpose or general housing type (e.g., RS – Single Family Residential), the class or density is not constrained by the use regulations. Most residential uses fall under one of two classifications, Family Residential or Group Residential. Family residential units are typically occupied by families on a weekly or longer basis, such as a house or apartment. Group residential refers to units with shared central facilities, such as a kitchen. Common examples of group residential include senior living homes, boarding houses, or dormitories.

Existing commercial use regulations that allow residential uses as a primary use include the following:

- C31—Residential/Office/Professional
- C34—Commercial/Residential

Table 6-B-5: Uses Permitted by Use Regulation

Use Regulation		Uses Permitted			
		Family Residential	Group Residential	Farm Labor Camp	Residential Mobile Home Parks
RS	Create areas where family residential uses are the principal and dominant use.	P			M
RD		P			M
RM		P			M
RV		P			M



Table 6-B-5, continued

Use Regulation		Uses Permitted			
		Family Residential	Group Residential	Farm Labor Camp	Residential Mobile Home Parks
RU	Create areas where family residential uses are permitted and institutional residential care uses are conditionally permitted.	P	P		M
RMH	Create and preserve areas for mobile home residential uses.				M
RR	Create areas where agricultural use compatible with a dominant residential use is desired.	P	M	m	M
RRO	Create areas where recreationally oriented residential development is desired.	P	M		M
RC	Create areas where a mix of residential, professional, and convenience commercial uses is desired.	P	P		M
C31	Create areas where a mix of residential, administrative, office, and professional service uses near residential areas is desired.	P	P		M
C34	Create areas where a mix of commercial and residential uses is desired.	P	P		M

SOURCE: County of San Diego Zoning Ordinance.

P = Permitted; m = Minor Use Permit; M = Major Use Permit

Definitions:

1. Family residential use type refers to the residential occupancy of living units by families on a weekly or longer basis. A mobile or manufactured home is permitted on a private lot wherever a single detached residential building is permitted.
2. Group residential use type refers to residential occupancy of living units by persons who do not live together as a single housekeeping unit but have a common kitchen facility. Typical uses include sorority houses, retirement homes, and boarding houses.
3. Farm labor camp use type refers to the occupancy by five or more farm employees and their families of any living units, without regard to duration, which occurs exclusively in association with the performance of agricultural labor.
4. Mobile home residential use type refers to the residential occupancy by families on a weekly or longer basis of mobile homes located within a mobile home park or mobile home condominium.

Lot Size: This is the minimum net lot area required for development. Net lot area, in conjunction with density, determines residential yield. Net lot area is defined as the gross lot area minus any street right-of-way, any fenced flood control or walkway easement, irrevocable offers of dedication, and the area contained in the panhandle of a panhandle lot when the zone requires



a minimum lot size of 10,000 square feet or less. While minimum lot sizes do not in themselves create a constraint, a review of the minimum lot sizes on high density (VR-10.9 to VR-30) residential land uses indicated that minimum lot sizes may prevent properties from developing at their maximum allowed densities. For example, a large majority of properties with land uses of VR-15 have minimum lot sizes of 6,000 square feet, which roughly translates to a density of 7.26 units per acre. While these lots may be allowed to develop with duplexes on each lot (depending on the building type designator), the misalignment between minimum lot sizes and density means that the minimum lot sizes can constitute a potential constraint on housing production for many properties.

Table 6-B-6 illustrates the minimum lot sizes for all high density residential properties in the unincorporated area. Approximately 98.3 percent of high-density residential land (VR-20, VR-24, VR-30) have minimum lot sizes at or below 6,000 square feet. There are limited instances where large minimum lot sizes (above 0.5 acres) are required for high density land. In the low-income Sites Inventory, there are 8 properties with a minimum lot size of 1 acre, which creates an actual constraint on the development of housing by preventing the construction of small-scale multi-family projects. All of the other low-income sites have either no minimum lot size or a minimum lot size of 6,000 square feet. As a part of program 3.1.3.A, the County will review the minimum lot sizes in for high-density land-uses to ensure that they do not constrain smaller lot multi-family developments.

Table 6-B-6: Minimum Lot Sizes for High Density Properties

General Plan Designation	No Minimum	6,000 sf	10,000 sf	0.5 ac	1 ac	Grand Total
VILLAGE RESIDENTIAL (VR-20)	6.30%	93.31%	0.00%	0.39%	0.00%	100.00%
VILLAGE RESIDENTIAL (VR-24)	0.20%	97.62%	0.39%	0.00%	1.79%	100.00%
VILLAGE RESIDENTIAL (VR-30)	6.46%	93.54%	0.00%	0.00%	0.00%	100.00%
Grand Total	1.64%	96.66%	0.30%	0.02%	1.38%	100.00%

Source: County of San Diego General Plan; County of San Diego Zoning Ordinance.

Building Type: Residential building types include single-detached, semi-detached, duplex, stacked, triplex, attached (three to eight units on separate lots), multi-dwelling, and mixed residential/nonresidential. The building type regulations in the Zoning Code may prevent properties from achieving maximum densities by preventing high-density properties from constructing multi-family buildings. For example, there are approximately 73 parcels in the County with densities of 24 du/ac, but which have building designators of “C,” which only allows for single-family homes and nonresidential structures. Therefore, the building type regulations may be actual constraints on housing production. The County has included a program, 3.1.3.A,



to review and revise development designators to ensure they do not prevent achieving the maximum allowable density.

Maximum Floor Area and Floor Area Ratio: These typically do not apply to residential uses.

Height: This designator determines the maximum height and number of stories permitted. The Zoning Ordinance offers 17 different combinations. Maximum height limitations can vary from 15 feet to 60 feet. Any height in excess of 60 feet requires a major use permit. The maximum number of stories can vary from one to four for maximum height requirements up to 45 feet. If the permitted height is 45 feet or more, any number of stories is permitted provided all building code requirements and FAR limitations are met. The most frequently utilized height/story limitations imposed in residential zones are 35 feet or two stories. These limitations may be exceeded with the approval of a major use permit. Similar to lot size regulations, height limitations are not themselves a constraint, but a review of County zoning data revealed that height limits of 35 feet and 2 stories (designator G) is applied to most of the VR-20, VR-24, and VR-30 designated properties. These height limits may make it difficult to achieve the maximum General Plan densities. The height limits represent actual constraints to housing production where they prevent the maximum density from being achieved. While the height and story limit can be exceeded with a major use permit, the uncertainty, expense, and time associated with obtaining the use permit may create a constraint on housing production.

Setbacks: The existing Zoning Ordinance provides 22 standardized setback options regulating front, side, and rear yards. A twenty-third option allows setbacks to be established during planned development, use permit, or site plan review procedures. Front and exterior side yard setbacks are measured from the abutting right-of-way centerline, while interior side and rear yard setbacks are typically measured from the lot line. Setbacks may limit the buildable area of the lot, and may be considered potential constraints.

Open Space: The County regulates both private and public open space requirements. Currently, there are 16 combinations of private and public requirements for on-site open space. Public open space requirements vary from none to 500 square feet per unit (depending on the zone, with a majority of the multi-family zones requiring around 150 square feet of group open space). Private open space requirements for multi-family zones typically vary from none to 100 square feet per unit. Public and private open space requirements may also vary by CPA. In higher-density land uses, there is limited requirement for open space, with roughly 81 percent of properties having no minimum open space requirement.

Parking: Existing parking requirements for multi-family dwellings vary according to the number of bedrooms in a unit. Units containing zero to two bedrooms require 1.5 parking spaces per



unit, and units containing three or more bedrooms require two parking spaces per unit. Residential uses are permitted to use rear yard setback areas for open parking. Guest parking is usually required at a ratio of one space for every five units. However, as much as one-half of the required guest parking may be met by parking in an abutting public or private street, provided that the street is improved to County standards. In addition, if a development has four or more units and an indoor recreation facility that exceeds 1,000 square feet, one parking space for every 10 units is required to accommodate the facility. At higher densities, parking is often a large factor in determining the unit yield. Generally, the existing parking requirements can be considered potential constraints to housing development because they may prevent properties from developing at their maximum densities.

Planned Development: Currently, planned developments are allowed to deviate from the requirements of the underlying zone, except with respect to density and total required open space. With respect to open space, 40 percent of the total land area must be dedicated to open space, at least one-half of which should be usable open space.

Together, the development regulations may prevent properties from achieving their maximum densities designated in the General Plan. Although the permitted number of units is not reduced, development may be restricted within setbacks and open space, which can make it impossible to achieve the maximum permitted housing density on a site. Programs included with this Housing Element and the 2011 General Plan will ensure that zones within Village areas include setback, building height, and open space requirements that facilitate, rather than impede, the attainment of the maximum density allowed by the zone and the General Plan.

VARIETY OF HOUSING TYPES

Housing Element law calls for the provision of housing opportunities for those with special needs, including but not limited to the elderly, persons with disabilities, persons experiencing homelessness, and farmworkers. These opportunities can be made available through a variety of housing types which are identified below.

Single-Family Units

Single-family residential uses are primarily permitted in the Village, Rural and Semi-Rural regional categories.

Multi-Family Units

Multi-family residential uses are primarily permitted in the Village regional category. A variety of densities and housing types are permitted.



Single-Room Occupancy Units

Single-room occupancy units take the form of multi-family housing for very low-income persons. The unit consists of a single room and may rely on shared bath and/or kitchen facilities.

If the individual unit does not include a kitchen, the project would be permitted as a group residential use in zones RU, RC, C31, and C34 and with a major use permit in zones RR, RRO, C36, C37, A70, and A72. If the individual unit includes a kitchen, the project would be permitted as a multi-family residential use in RM, RV, RU, RC, C31, and C34 zones and with a major use permit in C36, C37, A70, and A72 zones.

Accessory Dwelling Units (ADUs)

The County allows ADUs on all properties with single-family residences (or those that will have single-family residences) and multi-family lots. ADUs may have floor areas up to 50 percent of the primary residence's floor area (up to 1,200 square feet) and are limited to 24 feet in height. Since January 2018, the County has issued permits for more than 600 ADUs or junior ADUs.²⁴

The County's Zoning Ordinance has not yet been updated to incorporate the various recent changes to state law in 2018 and 2019. This 6th Cycle Housing Element includes a program to update the ADU Ordinance and a program to explore incentives for facilitating the development of ADUs.

Mobile Homes and Mobile Home Parks

According to SANDAG estimates for 2018, 12,276 mobile homes and other similar types of housing are located in the unincorporated area, representing over 7 percent of the total housing stock. Among the 24 CPAs, Desert, Lakeside, North Mountain, and Rainbow have over 15 percent of their housing units made up of mobile homes (see *Table 6-A-24: Housing Types: 2018*). From January 2017 through June 2020, 210 mobile homes have been constructed in the unincorporated area.²⁵

Land Use Controls: A mobile home approved by the State HCD or certified under the National Mobile Home Construction and Safety Standards Act may be located on a private lot in any residential zone, provided that it complies with all other County codes and is installed on a permanent foundation system. Mobile homes on permanent foundations that are not within mobile home parks are regulated the same as other residential developments in the respective zone.

²⁴ County of San Diego, Planning and Development Services, 2021.

²⁵ Based on Unit Permits Issued Primary Use Code 1110, 1140, 1150.



Mobile home parks are permitted in all residential land use designations (*Table 6-B-5*), subject to the approval of a major use permit. A standard mobile home park is required to have a minimum lot area of 5 acres.

HOUSING OPPORTUNITIES

Emergency Shelters

AB 139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent point-in-time count, the number of beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing.

The San Diego Regional Task Force on the Homeless (RTFH, Inc.) is the only organization that counts the number of persons experiencing homelessness in the unincorporated County. According to the RTFH, an estimated 193 such persons were counted in the unincorporated County area in 2020.²⁶ Comparatively, the RTFH counted 336 unsheltered persons in the unincorporated County area in 2016.²⁷

An emergency shelter is a facility that provides shelter to individuals and families experiencing homelessness on a short-term basis. To accommodate this population in the more urbanized areas of the unincorporated County, emergency shelters are allowed as a by-right use in zones M50, M52, M54, and M58. These zones encompass 2,654 acres of lands in the unincorporated County. The highest concentrations of these lands are located in the western communities of Lakeside, Spring Valley, Fallbrook, Alpine and Ramona, where jobs and services are most available. These zones tend to be located in the most urbanized portions of the unincorporated area, with access to infrastructure, schools, public transit, and grocery stores. Additionally, uses in these zones often consist of parking or storage lots that are easy to convert to emergency shelters. A review of LoopNet, a commercial real-estate listing website, indicated that there were several vacant and available properties for lease in these zones in April 2021. Available properties were located in the communities of Lakeside, Spring Valley, Valle de Oro, Ramona, and Fallbrook.

AB 101 provides a different type of housing for persons experiencing homelessness, called low barrier navigation centers (LBNCs). LBNC is defined in the bill as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness

²⁶ San Diego Regional Task Force on the Homeless. 2020. “WeAllCount Results.”

²⁷ County of San Diego. 2017. “Housing Element Background Report.”



to income, public benefits, health services, shelter, and housing.” LBNCs must be allowed by right in mixed-use and nonresidential zones where multi-family uses are permitted. Additionally, AB 139 requires that parking standards be based on staffing, not the number of beds in the shelter. The County’s Zoning Ordinance has not been updated to address these new requirements. This 6th Cycle Housing Element includes a program to address these requirements.

Transitional Housing and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Transitional housing offers case management and support services with the goal to return people to independent living; usually persons return to independent living between 6 and 24 months. Generally, transitional housing has a tenancy term of up to two years, preparing an individual or family for permanent housing. Supportive housing, in its broadest definition, is housing linked with social services tailored to the needs of the population being housed. Supportive services can be provided either on-site or off-site. Typically, supportive housing is permanent housing.

The County Zoning Ordinance distinguishes between group care facilities for six or fewer people (family care home) and group care facilities for seven or more (group care). A state-authorized or certified family care home that provides 24-hour service is considered a residential use that is allowed in all residential and agricultural zones, provided that no other family care home or group care facility is located within 300 feet. This distance requirement does not apply to residential care facilities for the elderly. For six or fewer persons, a transitional or supportive housing project that requires state community care licensing would be considered a family care home. For seven or more persons, a transitional or supportive housing project that requires state community care licensing would be considered a group care facility, which is permitted in RC, C31, C34, C35, C37, and C46 zones, and with a major use permit in RS, RD, RM, RV, RU, RMH, RR, A70, A72, S90, and S92 zones. The requirement for a major use permit may pose constraints on transitional and supportive housing, so the County is including a program to study the continued need of requiring use permits in the above listed zones.

For six or fewer persons, a transitional or supportive housing project that does not require a state license would be considered residential and is allowed in all residential and agricultural zones. This transitional and supportive housing is classified as either family residential or group residential, depending on the design of the structures. Therefore, any zone that allows for family or group residential will allow some form of transitional or supportive housing.



For seven or more persons, a transitional or supportive housing project that does not require a state license would be considered group residential housing if the individual units do not have a kitchen. Group residential housing is permitted in RU, RC, C31, and C34 zones and with a major use permit in RR, RRO, C36, C37, A70, A72, S90, and S92 zones. Recognizing that the group facilities with seven or more residents may be considered a “family” under legal precedent, the County has included a program to study the necessity of a requiring a major use permit in the applicable zones listed above, and revise the code as necessary to remove identified constraints.

Transitional or supportive housing that functions as a regular rental apartment project with individual kitchens is permitted as a multi-family residential use in RM, RV, RU, RC, C31, and C34 zones and with a major use permit in C36, C37, A70, and A72 zones.

Transitional and supportive housing is defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone. AB 2162, passed in 2017, requires supportive housing to be a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses. The 6th Cycle Housing Element includes a program to address this requirement.

Senior Housing

The County encourages the development of rental housing for moderate- and lower-income seniors by offering a density bonus program that exceeds the State Density Bonus Law. Developments up to 45 units per acre may be permitted on parcels with a General Plan density of at least 10.9 units per acre if all of the following findings are made:

- All units will be rented to moderate-, low-, or very low-income elderly households.
- An administrative permit, pursuant to the County Zoning Ordinance, shall be approved by the Director of Planning & Development Services.
- Sufficient services and facilities shall be available to support the project, including public mass transportation.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer



persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The County Zoning Ordinance permits a family care home in all residential zones, provided that no other such home, family care institution, or group care facility is located within 300 feet. This distance requirement does not apply to foster family homes or residential care facilities for the elderly. Family care home is defined in the code as “a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer elderly, mentally disordered or otherwise handicapped persons, or dependent or neglected children and providing such care and service on a 24-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such manner that facilities, activities, or events are thereon shared by more than six elderly, mentally disordered or otherwise handicapped persons, or dependent or neglected children.”

The County Zoning Ordinance defines a family care institution as “a state-authorized, certified, or licensed family care home, foster home, or group home which does not qualify as a family care home.” Family care institutions are considered group care, which is permitted in RC, C31, C34, C35, C37, and C46 zones, and with a major use permit in RS, RD, RM, RV, RU, RMH, RR, A70, A 72, S90, and S92 zones.

According to the California Department of Social Services, the unincorporated area has about 168 licensed residential care facilities²⁸ with a total capacity of approximately 3,262 beds.²⁹

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³⁰

The County Zoning Ordinance defines a family as “an individual, or two or more persons (related or unrelated) living together as a single housekeeping unit.” This definition is all-encompassing and does not present a constraint to housing for persons with disabilities or other special needs.

²⁸ Licensed residential care facilities include adult residential facilities, group homes, residential care facilities for the elderly, and small family homes.

²⁹ San Diego Fair Housing Resources Board. 2020. “San Diego Regional Analysis of Impediment to Fair Housing Choice,” page 93.

³⁰ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.



Building Codes: The County enforces the 2019 California Building Standards Code. The County adopted a local amendment to this code on January 29, 2020, to better serve local climatic, geological, and topographical conditions. These amendments include standards that go above and beyond state standards for wildfire resiliency and flooding hazard. These amendments do not impede the development or improvement of housing for persons with disabilities. Additionally, the amended code requires applicants to pay a fee for the County to conduct a review and inspection of a project for compliance with the disabled accessibility standards provided in Title 24, Part 2 of the California Code of Regulations.³¹

Reasonable Accommodation: Under state and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. On October 29, 2014, the Board of Supervisors adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for reasonable accommodation, which provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

A request for reasonable accommodation may be submitted to Planning & Development Services by any person with a disability or by an entity acting on behalf of a person or persons with disabilities. Requests would include contact information, address, use of property, basis of claim that the individual is considered disabled, zoning regulation from which reasonable accommodation is being requested, and why the accommodation is necessary. Requests are reviewed by the Director of Planning & Development Services or their designee and a determination with findings is made within 45 days. The request is either granted, granted with modifications, or denied. The determination can be appealed.

Farm Employee Housing

The unincorporated County has over 700,000 acres zoned for agricultural uses. The County recognizes the need for affordable housing for farmworkers, and provisions in its Zoning Ordinance facilitate and encourage the development of farmworker housing. From 2017 through mid-2020, three farmworker housing units were constructed within the unincorporated area.³² In addition, Fallbrook View Apartments in the unincorporated community of Fallbrook offers 80 units targeted to farmworkers and their families.

³¹ County of San Diego. 2020. “An Ordinance Repealing and Reenacting the County Building, Residential, Electrical, Plumbing and Mechanical Codes.”

³² Based on the unit permits issued database provided by the County. Permit data from 2017-June 1, 2020 filtered by scope code – 1120 indicates that two units of permanent and one unit of temporary farmworker housing were permitted.



Land Use Controls: Per state law, farmworker housing for six or fewer employees is permitted as a single-family residential use but is subject to maximum density requirements. Farmworker housing that consists of no more than 12 units designed for use by single-family households or of group quarters for no more than 36 beds is considered an agricultural use, and therefore permitted on properties designated for agricultural uses.

In 2009, the County of San Diego adopted amendments to the Farm Employee Housing Program that removed density as a limitation to the provision of farmworker housing. Farm employee housing, defined as occupancy by 12 or fewer farm employees and their families of a living unit or 36 or fewer beds in a group quarters, is allowed as an accessory use to active commercial agriculture. Farm employee housing consisting of five or more farm employees requires approval of a building permit from the County and a permit to operate from the State of California. Farm employee housing of up to four farm employees requires a building permit and a permit to operate, and must be located on the same parcel as the agricultural operation or on another parcel under the same ownership. In 2019, the Board approved changes to the farm employee housing program to remove administrative permits for all farm employee housing. All farm employee housing is now allowed with ministerial approval.

PERMIT PROCESSING PROCEDURES

Permit processing times vary according to the permit type and complexity of the proposed development. Generally, applications for residential developments may occur as tentative parcel maps (minor subdivisions), tentative maps (major subdivisions), large-scale developments (specific plans), major use permits (planned residential development), minor use permits (oversized ADUs), and site plan review. Oftentimes multiple permits (e.g., tentative map, major use permit, site plan) are processed concurrently. Concurrent environmental review ranging from the adoption of a negative declaration to certification of a final environmental impact report (EIR) may also be required. *Table 6-B-7: Permit Processing Procedures: 2020* summarizes the various processes required for residential development, the approving bodies involved, and typical time frame. Typical time frames shown in *Table 6-B-7* are based on average processing times from fiscal year 2017-2018 and fiscal year 2018-2019.

Table 6-B-7: Permit Processing Procedures: 2020

	Approval Body			Public Hearings Required	Typical Time Frame	Typically Required For
	PDS	PC	BoS			
Building Permit	D			No	1-3 months	All
Administrative/Site Plan Review	D	A		Appeal Only	6-12 months	Varies



Table 6-B-7, continued

	Approval Body			Public Hearings Required	Typical Time Frame	Typically Required For
	PDS	PC	BoS			
Minor Use Permit	D	A		Yes	6-14 months	Nonresidential uses
Major Use Permit		D	A	Yes	12-18 months	Nonresidential uses
Tentative Parcel Map	D	A		Yes	10-20 months	Single Family (Tract) and Multi-family
Tentative Map		D	A	Yes	18-36 months	Single Family (Tract) and Multi-family
General Plan Amendment			D	Yes	32-46 months	Varies
Specific Plan			D	Yes	32-36 months	Varies

PDS = Planning & Development Services PC = Planning Commission

BoS = Board of Supervisors

D = Decision

A = Appeal

Building Permit: A building permit is a ministerial approval required for every residential project before construction begins. At this step, the building plans are reviewed, and permit and mitigation fees are paid. A building permit is the last step for projects that have been entitled or are allowed by right.

Overall processing time to obtain a new single family dwelling building permit is typically six months to one year from submittal to issuance of the permit. Plan check turnaround times for “log-in” plan checks vary due to workload. Typical backlog time for initial plan check after application submittal and payment of plan check fees is approximately four weeks for residential projects and six weeks for commercial projects. Overall processing time between initial submittal and permit issuance is often prolonged due to multiple re-check cycles. About half of projects submitted require more than two plan check cycles. The best way to save time in the process is by submitting quality plans, thoroughly addressing all plan check correction items, and by returning plans for re-check in a timely manner.

The County's building permit review steps can be found at this website:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds441a.pdf>

Key steps in the building permit process include:

1. Building Permit Pre-Submittal Review. This is a counter visit to confirm and obtain the required approvals and conditions (Zoning, Building, Land Development, DEH)



2. Submit a complete application
3. Obtain school, water, sewer agency clearances (concurrent with Department reviews)
4. Department reviews the plans (30 days)
5. Applicant revises plans to address Department corrections (30-45 days, typical)
6. (Repeat Steps 4 and 5 until all corrections are approved. 2 rounds are assumed)
7. Permit issued

Minor Use Permit: A minor use permit is under the jurisdiction of Planning & Development Services. Uses typically requiring a minor use permit in residential zones are civic buildings, schools, and minor utilities.

Major Use Permit: A major use permit is under the jurisdiction of the Planning Commission. Uses typically requiring a major use permit in residential zones are civic uses, such as administrative services, childcare, group homes, and community recreation, and major utilities and commercial uses, such as professional services, retail services, and food and beverage services. Major use permits may be used to receive exemptions from height limits, setback requirements, and other development standards upon a discretionary review. If required for a residential project, the use permit would run concurrent with any other discretionary approval such as the site plan permit.

Typical Process

For a typical single-family home, no discretionary approval is required, and the application can be processed within 30 to 90 days. The only approvals needed are for building and, occasionally, grading permits.

A typical multi-family development requires site plan/design review. The design review process is discussed in the following subsection. If site plan approval is required and the project is exempt from CEQA, the approval process typically takes six to eight months. The building permit process often requires several submittals by the applicant before the permit is issued. If the applicant promptly resubmits, the permit may be issued in three to four months. For a typical subdivision, the process is much more complicated and generally takes longer than 18 months due to the tentative map, environmental, and design review processes. Discretionary review focuses primarily on planning and environmental considerations. Planning issues may include conformance with the Subdivision Map Act, the appropriate community plan, the County Zoning Ordinance, and the General Plan. Compliance with an adopted specific plan is also addressed if



a project proposal implements a component of an adopted specific plan. Modification to the proposal may be requested by County staff to achieve conformance with these documents.

Community or subregional planning groups, acting in an advisory capacity, are responsible for reviewing and evaluating development proposals. Zoning in designated areas may also require that the community's Design Review Board advise the decision maker regarding a project's conformance with community design guidelines (CDG). Typically, design review is not required for single-family homes that are not part of a subdivision. However, design review is nearly always required for multi-family projects. Therefore, development applicants are encouraged to attend one or more planning group meetings prior to submittal and during application processing.

Environmental review includes addressing potential impacts relating to infrastructure, traffic and circulation, biological and archaeological issues, noise, community character, and aesthetics. Depending on the project, the County may adopt a negative declaration or a mitigated negative declaration, require extended studies, or require the preparation of an EIR. CEQA documentation varies significantly based on the nature and complexity of the project, the potential impacts, and the type of documentation that is required. Typically, the CEQA documentation process for the majority of projects will range between 6 -18 months. Environmental reviews are required by state law, but are potential constraints to housing production due to the cost, time, and risk of litigation associated with larger and more complex projects.

Site Plan and Community Design Review

Design review is one of several review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties. A site plan review is required for development in the C34, C42, C46, RRO, and S80 zoning districts, or any zone that includes a B or D Special Area Designator. Residential development in RRO of four or fewer single-family dwellings or two or fewer two-family dwellings does not require a site plan review. Developments in C34 that only contain residential or civic uses do not require a site plan review.

Site plan review is also required for all projects that require a community design review, which generally includes all multi-family, commercial, and industrial uses. Therefore, site plan review will be required for most affordable and higher-density housing projects that would meet the lower- and moderate-income RHNA requirements. Additionally, site plan review is required in areas where the Resource Protection Ordinance applies.

Site plan review requires a parallel and concurrent community design review, which involves referral to, review by, and advisory recommendation from the Community Planning Group (CPG)



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-B ■ CONSTRAINTS

or the Design Review Board, a subcommittee of the CPG. More than 80 percent of properties designated for densities higher than 10.9 du/ac are subject to site plan and design review requirements.³³ The requirement that multi-family projects undergo a design review makes the process a potential constraint on housing production, due to the additional, cost, time, and community groups that may be involved in obtaining design review approval.

However, the process for site plan permits is very streamlined and direct. A complete application is reviewed by County staff for compliance with the zoning and General Plan requirements. It is also referred to the relevant CPG for an advisory review and recommendation. The CPG has 45 days to respond, after which, the Planning Director may grant approval. No public hearing is required unless the Director's decision is appealed to the Planning Commission.

As with all applications, the total time from application to approval varies depending on the nature and complexity of the project, the completeness and accuracy of the application, the responsiveness of the applicant to review comments and requested or required changes, and the number of review cycles. Site plans are generally considered as major or minor.

Minor site plans (exempt from CEQA) are estimated to require six to eight months assuming two rounds of resubmittals and that the applicant resubmits the revised documents within 45 days. Processing times vary by project. The County provides a detailed project timeline in the project review scoping letter. Major site plans (not exempt from CEQA) are estimated to require 10 - 12 months assuming two rounds of resubmittals and that the applicant resubmits the corrections within 45 days. However, 1-2 years is typical given that applicants often require more than 45 days to make their resubmittals and may require more than 2 resubmittals.

The following are the key steps in the site plan process:

1. Optional Pre-Application Meeting with County
2. Submit Complete Site Plan Application
3. Project Review Cycle – County referrals and reviews:
 - a. Community Planning Group for advisory review (45 days)
 - b. County Departments (30 days initial, 15 days subsequent review)
4. Applicant Revisions and Responses (45 days assumed, often longer)

³³ This number excludes properties currently utilized as mobile home parks, and is based off B and D special designators pursuant to Section 5025 of the Zoning Code.



5. Repeat Steps 3-5 until no further corrections are required (2 resubmittals typical)
6. Consolidated County Review Comments – Detailed Scoping Letter
 - a. County PDS issues a detailed letter to the applicant detailing corrections. Additional studies and other documents may also be required to allow PDS to analyze the project and complete environmental review.
7. Project Conditioning (and finalizes CEQA Document, where applicable)
 - a. After it has been determined that no additional corrections are needed, the PDS Project Planning Division will compile all conditions for the project. These conditions will be placed within the project decision and may need to be satisfied prior to issuance of a building permit or occupancy.
 - b. Director Site Plan Decision – After finalizing review, PDS will issue a decision approving or denying the project. This decision is appealable to the Planning Commission. Prior to approving a site plan, the Director shall find that the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance; and
 - c. That the proposed development is compatible with the San Diego County General Plan; and
 - d. That any applicable standards or criteria waived by the Director have been or will be fulfilled by the condition(s) of a use permit or variance.
8. Director Site Plan Decision Time Period. The Director shall act within 60 days of receipt of a complete application for site plan review. The 60-day period may be extended with the written consent of the applicant. All decisions of the Director become final and effective on the eleventh day following the date of decision unless an appeal of the decision is filed.
9. CEQA Documentation (typically 6-18 months, if required). Documentation begins as soon as there is a stable project description. Technical reports and studies are prepared concurrent with the project review cycles. Near the end of the review cycle, projects subject to CEQA:
 - a. Require public review of CEQA documentation, and may require responses to public comments and/or revisions to the CEQA documentation.
 - b. May also require a CEQA public hearing prior issuance of a decision on the site plan by the Planning Director.



The County has nine urbanized communities that have adopted their own CDG. Each of those communities also has a Design Review Board charged with reviewing development applications for consistency with the adopted CDGs and making recommendations to the CPG. The CPG, in turn, makes advisory recommendations on behalf of the community to the Planning Director and County PDS.

The County has additional methods that further streamline the site plan process. In 2013, the County developed a process to streamline design review, established objective standards, and provided clear guidance to project applicants. The process included extensive engagement and support of representatives of the development community, including the Building Industry Association (BIA) and each of the nine CPGs and design review boards. The project resulted in the creation of a new process and Zoning Ordinance amendments that created a ministerial (non-discretionary) process and design guideline checklists that are objective and clear, improve development certainty, and mitigate cost impacts.

Pursuant to the provisions of Section 5757(a)(4) of the Zoning Ordinance, projects located in one of the nine urbanized villages with adopted CDGs can bypass the discretionary site plan permit approval by the Planning Director. This is done through use of the Site Plan Design Review Exemption Checklist process. The County prepared objective design standards checklists for these nine communities: Alpine, Bonsall, Fallbrook, Lakeside, Julian, Spring Valley, Ramona, Valley Center, and Sweetwater, plus the Interstate 15 corridor in North County. The CDGs and the associated checklists, applicant's guide, and process instructions are available to the public at the zoning counter and also on the County's website. The Design Review Board acts in an advisory capacity to the decision maker.

The Planning Director determines that the project complies with the objective standards set forth in the Design Review Checklist for the applicable community in which the project is located. The site plan is referred to the CPG/Design Review Board, which has 45 days to make a recommendation to the Planning Director. The applicable community Design Review Board may recommend to the Planning Director whether to grant a Design Review Checklist Exemption. The recommendation shall be in writing, signed by the chairperson or other authorized member of the Design Review Board, and shall be accompanied by a copy of the Design Review Checklist and stamped plot plans on which the recommendation was based. Upon the Planning Director's certification of compliance, the project is eligible to obtain the relevant ministerial construction permits, such as minor grading permits and building permits.

Each community with design guidelines has a checklist with all of the specific and objective requirements of the relevant design guidelines. The checklists specify objective standards for site layout, architecture, landscaping, signage, lighting, building equipment and services, and



multi-family developments. These checklists make it easy for project applicants to comply with design requirements by providing clear, objective guidance in a short-form checklist.

While all regulations have some effect on development costs, they are necessary to protect the public health, safety, and welfare. The County has and continues to review, improve, and innovate to reduce the administrative burden while providing necessary and appropriate levels of review and community involvement. When adopted in 2013, the County's analysis projected that its process would reduce typical approval times and County project review costs from 1-2 years and \$10,000-\$15,000 to 1-6 months and a flat fee of \$1,278. The current fee is now \$946. The existing process is not an unreasonable constraint, but rather has served as model for other communities to follow.

Additionally, on February 12, 2020, the Board of Supervisors (Board) approved implementation of 14 options to streamline the discretionary review process, grouped into seven categories including promoting and expanding applicability of checklist exemptions for site plans by 2023. Checklists have been drafted and stakeholder outreach has begun. Estimated completion is April 2022.³⁴ The revised process and staff support will further encourage applicants to use checklist exemptions for projects.

There is another streamline option that allows another site plan exemption. Section 7156.b of the Zoning Ordinance allows the Planning Director to exempt minor site plan improvements and modifications from the discretionary approval upon a finding that the proposed development or improvement is minor in nature, and the public purpose for which the site plan permit would normally be required will not be harmed by granting an exemption from said requirement.

In situations where a project entitlement does not meet objective design standards, it will go through the community design review process described below.

Steps in the Community Design Review Process

The community design review process results in an advisory review and recommendation of the Community Planning Group (CPG) or the Design Review Board (DRB) to the decision of the Planning Director. The process involves review of the projects and discussions with the applicant, and facilitates greater communication and understanding between the applicant, the elected community representatives, and the residents of the community. As described more fully below, plans are generally evaluated against the applicable local plans and policies contained within the Community Plan, and where adopted, CDGs. As an advisory board, there are no required findings or binding actions of the CPG or DRB. The County has objective design checklists

³⁴ Planning & Development Services 2020 Progress Report: Streamlining the Development Permit Process, December 2020.



prepared for each community. These objective checklists provide clear guidance to County staff, community review boards, and developers on the community's design guidelines.

1. **Staff Conference:** Before planning and design begins, it is recommended that the developer or designer meet with the County planning staff. The nature of the project and site should be described. The planning staff member will clarify review procedures and submittal requirements. Critical design issues and design guidelines important to the project may be discussed. The County also offers a preliminary review process.
2. **Preliminary Design Review Board Meeting (Optional):** This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

Preliminary review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

Preliminary review is an informal process that enables the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. Generally, the board will not take official action or vote on a project until the project application is formally submitted.

3. **Requests for Waiver of Design Review:** Occasionally, on minor projects, the Design Review Board may recommend a waiver of the formal design review process. To qualify for a waiver, it must be determined that the nature of the project is such that subjecting it to the formal design review process would not materially contribute to the attainment of the design objectives and guidelines.

To consider a waiver request, the Design Review Board will require drawings of sufficient detail to explain the project. The applicant should also provide photographs of the site to help explain the project to the Design Review Board.

4. **Design Review (Site Plan Review):** The formal design review process is accomplished by the County through the site plan review described above. This process involves a mandatory appearance before the Design Review Board.

Applications are filed with Planning & Development Services. Within five days of receipt of a complete application, copies of the application are transmitted to each member of



the Design Review Board. The chairperson then schedules the item for review at the next available board meeting and informs the applicant of the time, date, and place for the hearing.

Evaluation of the project by the Design Review Board is limited to the topics contained in the Design Review Guidelines. The board makes a recommendation to the County's applicable approval authority, citing specific guidelines to which the project conforms or does not conform.

County staff also evaluates the project for conformance to the design guidelines. After consideration of the staff and Design Review Board recommendations, the Director of Planning & Development Services renders a decision. The decision may be appealed in accordance with the County's appeal procedures. In the event the Design Review Board's recommendation is not received within 45 days after transmittal of the application, a decision may be made without a recommendation by the board. Upon making a decision, the County will transmit a copy of the decision to the Design Review Board. Though the County has several processes to expedite design review and ensure that objective standards are used, the Housing Element has a program to make additional improvements to the existing process. 3.1.1.F includes actions to further encourage project applicants to use the objective exemption checklists, address potential quorum constraints with community review groups, and better implement existing protocol under which the Director may take action on a project if a community group has not taken action within 60 days. These improvements are expected to further improve and expedite the design review process beyond the existing objective exemption checklists.

EXPEDITED REVIEW FOR AFFORDABLE HOUSING

On December 15, 2015, the Board of Supervisors approved the Expediting Permit Processing for Lower Income Housing Developments policy (Board Policy A-68) to reduce the time required to exercise the regulatory function with regard to housing developments that provide affordable housing.

The purpose of the policy is to facilitate the approval and development of affordable housing by streamlining the regulatory process to the greatest extent possible. The policy is based on guidance from the California Housing Finance Agency (CalHFA) that encourages procedures which would expedite the processing of zoning changes, use permits, building permits, environmental clearance, and any other type of permit, approval or clearance required by the County prior to construction or rehabilitation of a housing development financed by CalHFA. As such, the Board of Supervisors instructed the County to expedite the processing of permits and



other clearances required by the County prior to construction or rehabilitation of a housing development to be occupied in whole or in part by lower income persons.

Based on this policy, an applicant seeking an expedited permit process for construction or rehabilitation of an affordable housing development or a housing development financed by CalHFA would submit a written request to the Department of Housing and Community Development Services (HCDS) so the HCDS can determine if the proposed development would provide housing for lower income persons as defined above.

HCDS would then convey its determination to the applicant and the Department of Planning & Development Services (PDS). Once the qualifications of the project are verified, the PDS project manager would expedite permit process timeline to the extent feasible. The PDS project manager would then distribute an expedited project review schedule to the applicant. Whenever the review time indicated in the expedited project review schedule is exceeded, the PDS project manager would contact the appropriate party. Subsequently, within the means and within the reasonable use of discretion by PDS, the PDS project manager would facilitate feasible corrective measures and if necessary, authorize a revised expedited project review schedule. With adherence to this policy, the review and approval of affordable housing projects in the County are expected to be expedited to the greatest extent feasible. As the policy applies to all developments with affordable housing, it is expected to significantly reduce permit processing constraints from sites identified to accommodate lower-income units for the RHNA.

Even though traditionally this policy was applied to projects funded through CalHFA, the expedited process is available to any project that provides affordable housing, including projects that do not receive funding from CalHFA but provide affordable housing using other regulatory incentives such as density bonuses. For these projects, the PDS asks that applicants sign an affordable housing commitment form to ensure that projects that receive the benefits of the expedited review process provide affordable housing.

Improving the Discretionary Permit Processing Procedures

Red Tape Reduction Program: On April 13, 2011, the Board of Supervisors (Board) adopted a resolution establishing the Red Tape Reduction Task Force. The purpose of this task force was to evaluate the land development permitting process and identify any areas for improvement that would reduce both the time and costs associated with obtaining a permit. The task force elected to focus its efforts on potential improvements to the discretionary land use permitting process.

Current Efforts to Remove Constraints: On February 12, 2020, the Board approved implementation of 14 options to streamline the discretionary review process. The Board



approved the programs specifically to proactively remove any constraints on development associated with permitting and processing. The options were grouped into the following seven categories: (1) Engineering Self-Certification, (2) Permit & California Environmental Quality Act (CEQA) Evaluation Requirements, (3) Final Engineering Flexibility, (4) Expanding Checklist Exemptions, (5) Project Issue Resolution, (6) Increase Internal Coordination & Account Ability, and (7) Formal Working Group. The Board also requested a progress report to the Board by the end of calendar year 2020 on the progress of implementing all the recommendations and actions in each of the seven categories and receive recommendations from the Land Development Technical Working Group. *Table 6-B-8* below provides the status of recommendations and actions in the 2020 Progress Report.

Table 6-B-8: Constraint Reduction Programs

Options	Description	Timeframe	Status
Engineering Self-Certification			
Commercial Tenant Improvements	<p>Develop and implement self-certification requirements for commercial tenant improvements. The self-certification would only apply to those that have no structural changes and an occupancy of less than 50 people.</p> <p>Time and Cost Savings: Seven weeks of time savings. Cost savings to be determined through a future fee study. PDS processes approximately 38 commercial tenant improvements each year.</p>	August 2021 Short Term (<1.5 Years)	COMPLETED Ahead of Schedule
Single-Family Minor Grading Permits	<p>Develop and implement self-certification requirements for a single-family dwelling unit that does not exceed 2,500 cubic yards of soil or 200 cubic yards of import or export (typical amount of grading for a custom single-family home in the County).</p> <p>Time and Cost Savings: Five weeks of review time and a savings of approximately \$500 for each permit. PDS processes approximately 120 minor grading permits for single-family homes each year.</p>	August 2021 Short Term (<1.5 Years)	COMPLETED Ahead of Schedule
Private Roads	<p>Develop and implement self-certification requirements for Tentative Parcel Maps (TPM) with private roads that are constructed on-site and remain privately owned and maintained. Four or fewer lots are processed through a TPM and typically require less extensive road and traffic related improvements. Major subdivisions require more extensive road and traffic related improvements.</p> <p>Time and Cost Savings: Four months of review time and savings of \$4,500 for each permit. PDS processes approximately 10 private road permits each year.</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE July 2021



Table 6-B-8, continued

Options	Description	Timeframe	Status
Minor Grading Permits (pad only)	<p>Develop and implement self-certification requirements for grading permits that do not exceed 2,500 cubic yards of soil or 200 cubic yards of import or export and do not include a custom single-family residence. This program may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: Nine months of review time and savings of approximately \$4,000 for each permit. PDS processes approximately seven minor grading permits for pads each year.</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE April 2021
Residential Driveways	<p>Direct staff to develop and implement self-certification requirements for residential driveways, which are individual or shared access ways from a public or private road.</p> <p>Time and Cost Savings: Two weeks of review time and a savings of approximately \$500 for each permit. The County processes approximately 110 residential driveway permits each year.</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE April 2021
Traffic Control Permits	<p>Develop and implement self-certification requirements for Traffic Control Permits, which are required prior to construction and address construction within or in close proximity to County right-of-way, such as grading haul routes or construction entrances. This program may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: Eight to twelve-week time savings. No cost savings because there is no existing cost for a permit. The County processes approximately 1,300 traffic control permits each year.</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE April 2021
Landscape Plans	<p>Develop and implement self-certification requirements for landscape plans for custom single-family homes that depict the location, type, and container sizes of all plant materials and the efficient irrigation system to support the landscaping.</p> <p>Time and Cost Savings: One month of review time and savings of approximately \$1,000 - \$1,500 for each permit. PDS processes approximately 22 landscape plans for custom single-family homes each year.</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE July 2021
Permit & CEQA Evaluation Requirements			
Flood Submittal Requirements	<p>Revise the County's Guidelines to allow for an alternative submittal for applicants to conduct a schematic flood analysis to address CEQA requirements during the discretionary permit process and require final engineering level flood analysis acceptable to the Department of Public Works (DPW) and the Federal Emergency Management Agency (FEMA). This program</p>	August 2021 Short Term (<1.5 Years)	ON SCHEDULE Return to the Board –August 2021



Table 6-B-8, continued

Options	Description	Timeframe	Status
	<p>may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: Two to six months at the discretionary review phase and a cost of approximately \$15,000 to \$30,000. DPW and PDS review approximately 11 flood submittals each year.</p>		
Stormwater Submittal Requirements	<p>Revise the County's Guidelines to allow for an alternative submittal for applicants to conduct a schematic stormwater analysis to address CEQA requirements during the discretionary permit process and require a final engineering level stormwater analysis prior to approval of any grading and/or improvement plans. This program may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: Five to nine months at the discretionary review phase and a cost of approximately \$10,000. DPW and PDS review approximately 1,000 stormwater submittals each year.</p>	<p>August 2021 Short Term (<1.5 Years)</p>	<p>ON SCHEDULE</p> <p>Return to the Board –August 2021</p>
Final Engineering Flexibility			
Allow changes up to 10% with criteria without requiring a modification or revised map	<p>Update the Zoning and Subdivision Ordinances and return to the Board to exempt projects from subsequent County review for projects solely to comply with regulatory requirements of outside agencies unless there are impacts to parks, trails, or other project features that would substantially affect the project.</p> <p>Establish criteria to describe the scope and degree of change allowed, regarding the number of housing units and/or lots, overall project design including park land, trails, and road standards. This program may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: approximately 11.5 months, savings will be variable based on the scope and complexity of change for each permit up to approximately \$30,000. PDS processes approximately one Revised Map and four Modifications each year.</p>	<p>August 2021 – February 2023 Medium Term (1.5 – 3 Years)</p>	<p>AHEAD OF SCHEDULE</p> <p>August 2021</p>
Expanding Checklist Exemptions			
Encourage Use of Site Plan Waivers & Checklist Exemptions	<p>Highlight waiver and exception options prior to applying for a site plan. This program may apply to both single- and multi-family housing projects.</p> <p>Time and Cost Savings: Four months and a savings of approximately \$7,000 to process a site plan for applicants for each site plan permit. PDS processes approximately three site plan exemptions each year.</p>	<p>Immediate</p>	<p>COMPLETED</p>



Table 6-B-8, continued

Options	Description	Timeframe	Status
Expand the Type of Checklists for Site Plan Exemptions	<p>Update the Zoning Ordinance to develop additional checklists for site plan applications. Site plans that can be waived or exempted are currently indicated with a zoning designation (i.e., requirement in zoning box) for a design review. Work with Community Planning and Sponsor Groups and obtain public input prior to developing new checklist exemptions. This program may apply to both single and multi-family housing projects.</p> <p>Time and Cost Savings: Six months and a savings of approximately \$7,000 to process a site plan for applicants for each site plan permit. PDS processes approximately three site plan exemptions each year. Site plan exemptions cost \$946.</p>	<p>August 2021 – February 2023 Medium Term (1.5 – 3 Years)</p>	<p>ON SCHEDULE April 2022</p>
Shift Discretionary Permits to Ministerial	<p>Update the County Code and return to the Board to convert the following discretionary approvals/permits to ministerial approvals/permits:</p> <p>Administrative Permits (additional story for a main residence; animal raising; borrow permit for excavation of material for use at another location; host home used for rental income; fence height; mobile finance business office; on- and off-site signage; oversized accessory structures; and small daycare of less than 14 children)</p> <p>Time Extensions for Tentative Parcel Maps and Tentative Maps with no project changes and to the extent allowed by law. This program may apply to both single and multi-family housing projects.</p> <p>Time and Cost Savings: Four months, savings will vary based on the scope and complexity of change. PDS approves approximately 11 Administrative Permits each year and approximately 12 Time Extensions for Tentative Parcel Maps and Tentative Maps without project changes each year.</p>	<p>August 2021 – February 2023 Medium Term (1.5 – 3 Years)</p>	<p>AHEAD OF SCHEDULE April 2022</p>
Project Issue Resolution			
Project Issue Resolution	<p>Staff has implemented changes to the County's electronic permitting system (Accela) to include issue resolution meetings, including the number of meetings, issues raised, and determinations. The Second Opinion practice involves obtaining input from senior staff on an issue, while the Project Issue Resolution Conference policy is a meeting held with a customer or applicant and County Counsel and/or Executive Management after evaluation by senior staff through the second opinion.</p>	N/A	COMPLETED



Table 6-B-8, continued

Options	Description	Timeframe	Status
Coordination & Accountability			
Short Term (Six Months)	<p>Update the County's pre-application checklists to include information on all CEQA topics, including flood areas, geology, biology, and stormwater.</p> <p>Conduct CEQA training sessions with industry representatives and consultants to discuss the preparation and requirements for technical studies.</p> <p>Refine technical study submittal requirements to provide a more detailed scope of work at the start of a project to reduce iterations, which will reduce overall processing time.</p> <p>This program may apply to both single- and multi-family housing projects.</p>	Short Term	COMPLETED On Schedule
Mid Term (1.5 Years)	<p>Update the pre-application and scoping process to include a more specific and detailed scope of work at the start of a project, including defining schedule, budget and specific tasks and milestones for the entire project, and identifying phasing options for applicants.</p> <p>Improve our Project Management System (Accela) by automatically assigning tasks to all Departments with a dashboard that includes notifications when tasks have been assigned and when they are due as well as when submittals are received, and comment letters are sent out.</p> <p>This program may apply to both single- and multi-family housing projects.</p>	Mid Term	On Schedule
Long Term (3 Years)	<p>Establish a practice of allowing for red-lining (making minor revisions or adding handwritten notes to plans in pen rather than making the changes in the software that was used to prepare the plans), including electronically, for small changes to reduce iteration letters.</p> <p>Update the County's standard project conditions to provide more clarity and transparency for applicants and the public.</p> <p>Update the County's CEQA consultant list.</p>	Long Term	On Schedule
Formal Working Group			
Continue existing Land Development Technical Working Group	<p>The Technical Working Group at their meeting on October 29, 2020 provided the following recommendations to the Board on the efforts to streamline the discretionary permit process:</p> <ul style="list-style-type: none"> Implement the 14 actions directed by the Board to streamline the discretionary review process. 	Ongoing	Ongoing

**Table 6-B-8, continued**

Options	Description	Timeframe	Status
	<ul style="list-style-type: none">▪ Expand online services, including discretionary permit application submittals and electronic submittal of plans.▪ Implement the BPR in order to reduce time and costs.▪ Continue the use of performance measures, focusing on review times and provide to the Formal Working Group and the public.		

2020 Progress Report: Streamlining the Discretionary Permit Process, Department of Planning and Development Services. December 2020; County of San Diego Board Letter: Options to Streamline the Discretionary Permit Process February 12, 2020.

When completed, these programs are anticipated to accelerate the development process and mitigate potential constraints associated with project entitlement and processing. While many of the programs noted above apply to and may primarily affect single-family home developments, several will expedite and create efficiencies for all housing projects, including the construction of multi-family and affordable units. In particular, programs addressing permit and CEQA evaluation requirements, final engineering flexibility, checklist exemptions, and coordination and accountability are anticipated to alleviate constraints on development created by the permit process.

Additionally, County PDS staff regularly meet with members of the development community to identify additional best practices for constraint removal. The Land Development Technical Working Group is made up of staff from multiple County departments (PDS, DPW, Environmental Health, etc.) and members of the local development community. The Board has directed the continuance of the technical working group, which will provide ongoing recommendations and solutions directly designed to speed up development reviews and reduce costs. The group will continue to make recommendations to the Board of Supervisors and relevant County departments on process improvement, which will help to mitigate procedural constraints on housing development.

While the County's existing procedures may act as a potential constraint on development due to the associated review time and cost, the planned County actions will remove constraints to the maximum extent feasible, limiting the necessary time and cost of project review.

Increasing Coordination and Accountability

A Business Process Re-Engineering (BPR) of the land development process is underway and will be implemented in phases. A BPR is an analysis of existing workflows and business processes to



improve the way work is done to reduce time and costs. Staff started implementation of the BPR with a full evaluation of the site plan permit requirements and process. Staff prepared updated application forms and requirements, which include an Applicant's Guide, Submittal Requirements form, and a flow chart diagram showing typical workflow. The Applicant's Guide details the purpose of a site plan, when a user might need a site plan, explains the different types of site plans, and what ordinances, policies and requirements may be relevant to the review of a site plan. Also included is a list of other agencies and County departments that may be involved in the review. The guide describes the step-by-step process of how to submit a site plan application to the County. This information will be included in the Applicant's Guide for all other permit types.

Providing this information in one document will help answer initial questions and guide customers through the process. The updated application forms and submittal requirements will help streamline the submittal process by explaining what is needed to process a discretionary permit, the necessary forms, and who to contact with questions. In addition to the public-facing application materials, staff is working to update and refine internal procedures for discretionary permit processing to ensure consistency among all projects. Updated procedures also identify expected review times for internal reviewers, divisions, and other departments, which will reduce overall processing times. Internal procedures are key to reducing the number of reviews, when to brief management and elevate issues, how many review cycles should occur, and when or if a project needs to be distributed for public review. The procedures are meant to be living documents that will be refined as processes change, such as the online submittal of applications.

Comprehensive General Plan Update

On August 3, 2011, the County adopted its first comprehensive update to the County General Plan since 1979. A major factor in the update process was the desire to reduce future growth in unsustainable areas that lacked infrastructure and refocus future growth to areas where densities could be increased. After appropriate land uses were assigned, the environmental impacts were studied. The EIR adopted by the County now provides a basis for streamlining planned development under CEQA Section 15183, which requires future development to apply the mitigation measures in the EIR without needing to complete a separate CEQA document. This is a significant step in reducing the time and costs associated with all discretionary development.



CEQA Requirements

In 2006, Planning & Development Services initiated a study to explore changes in permitting procedures that could substantially reduce processing time. The Business Process Reengineering (BPR) efforts identified improvements that could be made to the environmental review process to reduce processing time by an estimated 35 to 50 percent, by decreasing the number of times a technical study would need to be corrected and resubmitted.

The major components of the BPR work program include the following:

- Mandatory Major Project Pre-Application Process
- Development of Guidelines for Determining Significance for several environmental subject areas
- Development of Report Format and Content Requirements for several environmental subject areas
- Replacement of County's preexisting Environmental Consultant's List process with a new Request for Qualifications (RFQ) Process that identifies consultants approved to complete work on behalf of the County
- Memorandum of Understanding (MOU) requirement that spells out the relationships between County staff, consultants and project applicants
- Ongoing Training Program for CEQA Consultants
- Several process changes

Since implementation of these components, several technical studies have been submitted under the process and have utilized the Guidelines for Determining Significance and Report Format and Content Requirements. The program has proved successful with many of these studies accepted on the first submittal.

In 2020, the County adopted new CEQA impact thresholds to implement SB 743, which eliminates traffic impacts based on the operational level of service (LOS) measurement as the criteria for determining potential significant traffic-related adverse impacts. LOS had the effect of encouraging development in greenfield areas with low existing traffic volumes with capacity to absorb new development, typically more low-density rural and suburban areas, and penalize urban areas with existing facilities, including transit. This contributed to urban sprawl and disinvestment in smart growth areas. LOS is replaced by vehicle miles traveled (VMT). VMT rewards the overall reduction or efficiency of projects. This can be a result of the project location, travel efficiency of the proposed uses, or operational programs such as trip demand



management, such as incentives for use of transit, ridesharing, commuting on foot or bike, and removing subsidies for single-occupancy vehicle parking. A project's projected total VMT is compared to the average for the unincorporated County. Where a project can demonstrate that it will generate VMT less than 85 percent of the Unincorporated average, there is no significant impact. Certain areas have been predefined to be below 85 percent of the area average; any projects within these areas are presumed to have no significant impact on VMT. This revised CEQA threshold effectively removes one of the most common and costly constraints on development for projects in these areas.

Accessory Dwelling Units

In 2017 and 2019, the County simplified and streamlined its regulations on ADUs and junior ADUs, allowing for by-right approval provided that specific criteria and standards are met. Prior to 2019, junior ADUs (ADUs \leq 500 s.f.) were generally not allowed in the unincorporated County; the revisions to ADU and junior ADU regulations represent a reduction of governmental constraints on housing production.

The County has further streamlined the process for obtaining accessory unit approval by publishing sets of preapproved accessory unit floor plans for accelerated building code review. Since January 2018, the County has issued building permits for more than 600 ADUs or junior ADUs.

Form-Based Code

The County has developed and updated a form-based code (FBC) for the Village core areas of specific communities to replace the development regulations of the Zoning Ordinance and the design review standards. The County currently implements FBCs in the communities of Ramona and Alpine, and may implement an FBC in the Valle de Oro commercial corridor. The regulations and standards in FBCs, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale, and design of development rather than only distinctions in land use types. This allows for more flexibility in mixing land uses such as residential and commercial and give developers clear direction at the early stages of a project.

DEVELOPMENT FEES AND EXACTIONS

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system (as required by Board of Supervisors Policy B-29) with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. However, the costs of these permits are often passed on to the consumer in the form of higher housing prices. A study by the Fermanian Business & Economic Institute at



Point Loma Nazarene University found that in 2013, regulatory costs (including infrastructure costs) account for an average of 21 to 31 percent of the price of new housing units in the unincorporated County.³⁵ Another analysis conducted by the Turner Center for Housing Innovation at the University of California, Berkeley, found that development fees represent between 6 and 18 percent of the median home prices in their respective cities.³⁶

Generally, development fees are classified under one of three categories:

1. **Ministerial and Discretionary Application and Review Fees/Deposits.** These fees are paid prior to County review of the permit application. Smaller, ministerial actions are often approved with the payment of a flat fee, while more complex and extended projects require the payment of an initial deposit, with additional deposits likely to be required on a fee recovery basis.
2. **Building and Construction Fees.** These fees are based on the type and size of construction or projected valuation of the project.
3. **Impact Fees.** These fees are required by County departments or other agencies to mitigate and account for any facility impacts.

For 2020, typical planning and permit processing fees and initial deposits are presented in *Table 6-B-9*. Building construction permit fees are summarized in *Table 6-B-10*. Planning and review fees are typically paid at the initial project application, and grading/building and impact fees are generally paid prior to obtaining the permit.

Table 6-B-9: County of San Diego, PDS, Zoning Division Schedule of Filing Fees and Deposits (PDS-369 Revised 2/20/2020)

	PDS Planning	DEH Septic/ Wells	DEH Sewer	PDS Trails Review	SWQMP
CEQA Exemption Review	\$714 (F/D) ¹				
Application for Env. Initial Study (Large)	\$5,960 (D) ¹				
Application for Env. Initial Study (Avg)	\$4,037 (D) ¹				
General Plan Amendment	\$16,227 (D)			\$567 (F)	
Major Use Permit (Standard Application)	\$10,224 (D,V,L)	\$1,434 (D)	\$1,434 (D)	\$188 (F)	\$2,875 (D)

³⁵ Fermanian Business & Economic Institute at Point Loma Nazarene University. 2014. "Opening San Diego's Door to Lower Housing Costs." <https://www.housingyoumatters.org/images/HousingYouMatters.pdf>.

³⁶ Turner Center for Housing Innovation at UC Berkeley. 2018. "It All Adds Up: The Cost of Housing Development Fees in Seven California Cities." <https://turnercenter.berkeley.edu/development-fees>



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APPENDIX 6-B ■ CONSTRAINTS

Table 6-B-9. continued

	PDS Planning	DEH Septic/ Wells	DEH Sewer	PDS Trails Review	SWQMP
Minor Use Permit (Standard Application)	\$5,351 (D)				
Rezone (Rezone)	\$10,872 (D)	\$611 (F)			
Site Plan (Standard Application)	\$6,319 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Site Plan, B-Designator (Community Design Review)	\$3,702 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Site Plan, D-Designator (Design Review)	\$3,702 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Design Review Checklist Exemption Application	\$946 (F)				
Specific Plan (Standard Application)	\$18,750 (D)	\$611 (F)		\$376 (F)	
Tentative Map Application (Major Subdivision)	\$19,099 (D,L)	\$3,170 (D)	\$3,170 (D)	\$376 (F)	\$2,875 (D)
Tentative Parcel Map Application (Minor Subdivision)	\$11,711 (D,L)	\$1,685 (D)	\$611 (F)	\$188 (F)	\$2,875 (D)
Variance (Standard Application)	\$3,945 (D,V)	\$611 (F)			
Standard Project Storm Water Quality Management Plan					\$1,088 (D)
Priority Development Project Storm Water Quality Management Plan					\$2,875 (D)

(D) Deposit. Amount listed is "Intake Deposit" only. Additional deposits may be required.

(F) Fee.

(L) A Landscape intake deposit or fee may apply; refer to the Landscape and Irrigation Plans case type for applicable deposit.

(V) Subject to violation fee; see 362(b)(8).



Table 6-B-10: County of San Diego PDS Building Permit Fees: 2019

	FY 2013-14 Fee Schedule	
	Plan Review	Permit
Single-Family/Duplex	\$1,774 + \$0.274/sf	\$1,854 + \$0.161/sf
One & Two-Family Tract – Model Phase	\$2,271 + \$0.163/sf	\$809 + \$0.153/sf
One & Two-Family Tract – Subsequent Phase	\$787 minimum for each unique floor plan	\$669 + \$0.112/sf
Guest House/Accessory Dwelling Unit ¹	\$1,490 + \$0.315/sf	\$1,222 + \$0.411/sf
Grading Permit	\$842	\$609
Building Permit Fee Based on Valuation		
\$1.00 to \$50,000.00	\$374.00 for the first \$10,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof	

SOURCE: County of San Diego Planning & Development Services, PDS-613 (revised 06/26/2019).

¹ Fees are waived for building permits, on-site wastewater fees, development impact fees, park fees, and traffic impact fees.

In addition to the County's application and permit fees, other development impact fees are charged for parks, fire, schools, sewer and water connections, flood control, and drainage to provide the infrastructure that is considered necessary for a healthy environment. Many of these impact fees are levied by public service districts and vary by district. For example, school district fees in the unincorporated County range from \$1.14 to \$4.85 per square foot, and water district fees range from \$11,140 to \$22,518 per unit. Of these fees, the County administers fees for parks, transportation, and drainage in the unincorporated County.

The Park Land Dedication Ordinance requires that residential projects dedicate land for parks, pay an in-lieu fee, or combine the two to provide adequate funding and parkland throughout the County. The County is divided into 24 local park planning areas that coincide with community and subregional plan boundaries in the County's General Plan. Each park planning area requires different rates of impact fees or dedication per dwelling unit, to reflect the cost of land acquisition and construction costs in each area. The fees and dedication requirements also vary between single- and multi-family dwelling units.



The County currently collects drainage fees for new and redevelopment based on the total square footage of the proposed structure. The fees that are collected are used to upgrade or construct new drainage facilities. The current drainage development fee and special drainage areas boundaries were adopted by the Board of Directors of the San Diego County Flood Control District on May 23, 1989.

The transportation impact fee (TIF) program provides a mechanism whereby County residential and nonresidential developers can contribute a fee to the program instead of mitigating cumulative traffic impacts through physical road construction. The County based the fee on the Mitigation Fee Act and CEQA cumulative mitigation strategies, and it is based on a per-unit basis. Since the General Plan update was adopted, the TIFs have been recalculated, which resulted in an overall fee reduction. In addition, development in the Village category receives a discounted fee and development within a defined Village core area receives an even greater discount.

The San Diego County Fire Authority also requires the payment of a fire mitigation fee for new development. The fee is assessed based on \$0.75 per square foot. The average dwelling unit in the County is 2,400 square feet, for an average fee of \$1,796.³⁷

Project Fee Estimates

In 2019, the Building Industry Association (BIA) of San Diego conducted a fee survey based on permit fees and impact/capacity fees for a prototypical four-bedroom, three-bathroom, single-family dwelling with 2,700 square feet of living area, 600-square-foot garage, 240-square-foot patio, fireplace, gas and electric hookups and type V wood frame construction. The County's permit fees for this prototype were estimated at \$8,014. The estimated average impact fees for traffic, parks, fire, drainage, and flood were estimated at \$13,783 per unit. As noted above, there is a high variability in school, water, and sewer district fees based on project location, which has a significant effect on the fee total.

The survey included a fee analysis for a multi-family residential townhome community with 100 1,600-square-foot units, consisting of 3 bedrooms, 2.5 baths, attached garage, and an assumed density of 18 du/ac. The County's permit fees were estimated at \$1,389 per unit, and traffic, parks, fire, and drainage impact fees were estimated at \$11,404 per unit.

The BIA survey also reviewed fees for a prototypical multi-family garden apartment project that consisted of ten buildings with 25 950-square-foot units, with a surface parking lot, all on a 10-

³⁷ San Diego County Fire Authority. 2020. "Fire Mitigation Fee (FMF) Program."



acre site. The County's permit fees were estimated at \$1,002 per unit. The traffic, parks, fire, and drainage impact fees were estimated to be \$10,155.

The County recognizes that permit and impact fees may reduce the feasibility of building more affordable housing units. Therefore, the Board of Supervisors adopted an ordinance to waive all development impact and permit fees on ADUs through January 2024.³⁸

While the fees required or administered by the County are necessary to provide for adequate infrastructure and facilities and provide fee recovery for staff processing time, the fees constitute a potential constraint on housing production.

ARTICLE 34

Article 34 of the California Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any "low rent project" within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval (Article 34 authority).

In the past, Article 34 might have prevented certain projects from being constructed. In practice, most public agencies have learned to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the state legislature has amended the Health and Safety Code to clarify ambiguities relating to the applicability of Article 34.³⁹

BUILDING CODES

The State of California adopts and amends several model codes published by national organizations, such as the International Code Council, National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials, and consolidates them into the California Building Standards Code, which is Title 24 of the California Code of Regulations. The California Building Standards Code contains twelve parts: Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and Reference Standards Code. These codes promote public health and safety and ensure that safe and decent housing is constructed in the unincorporated County area. The codes serve to protect residents from hazards and risks and are not considered to be undue constraints to

³⁸ County of San Diego. 2019. "Noticed Public Hearing: Waiver of Development Impact and Permit Fees for Accessory Dwelling Units."

³⁹ Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code clarify the applicability of Article 34.



housing production. The state published the 2019 California codes on July 1, 2019, which became effective January 1, 2020. The County has adopted and implemented state building codes as required by law.

California Health and Safety Code Section 18941.5 allows jurisdictions to amend the California Building Standards Code if the provisions established by such local amendments meet or exceed the state standards.

The majority of the County's local amendments to state building standards are identical to, or are minor clarifications of, local amendments in past ordinances previously approved by the Board of Supervisors. These local amendments were approved in previous code updates approved by the Board. They include:

- Additional and enhanced child-drowning prevention measures for residential swimming pools (effective in the County since 1998).
- Features in new single-family residential construction accommodating future installation of photovoltaic (PV) energy generation, and electric vehicle charging systems (effective in the County since 2015).
- Allowances for construction of nonresidential and multi-family structures in the Federal Emergency Management Agency's mapped alluvial fan flood areas. The allowance for construction requires elevation of qualifying structures above base flood depth to ensure such structures remain safe and functional during flood events (effective in the County since 2017).
- Additionally, there have been multiple, progressive updates to the County's local amendments to increase resiliency of new home construction within areas prone to wildfire beyond those required by the state code, such as those noted below.

The County is responsible for enforcing the California Building Standards Code, which ensures that all structures are built to applicable standards. Because of the jurisdiction's expansive area, the County's enforcement procedures for code violations are complaint-based. The County's Housing Repair Loans and Grants Program offers low-cost loans to low-income homeowners in needs of housing repairs. This money can be spent on code violations identified by the County.

SITE IMPROVEMENTS

Site improvements are required to ensure that minimum standards for public facilities are maintained to protect public health, safety, and welfare. Site improvements can include improvements on-site, along property street frontage, or off-site improvements. On-site



improvements include private recreational facilities and open space, grading, and connections for wet and dry utilities. These are essential for the proper function and operation of the site. Frontage improvements exist at the transition between on-site and off-site. They include streetscape improvements such as sidewalks, parkways, curb and gutter, and street lighting.

Off-site improvements are required to mitigate impacts of the project, such as improvements to the transportation network or off-site facilities that serve the development such as parks, libraries, emergency service facilities (e.g., fire, police and ambulance), water, sanitary sewers, drainage and stormwater facilities, and other utilities.

It is the responsibility of the development to pay for new or improved facilities needed to serve the project. Off-site improvements are provided through payment of development impact fees, or may be paid for or constructed directly by the developer. The nature and extent of required off-site improvements are often identified in a development's associated environmental document to mitigate for impacts caused by the development.

Site improvements vary greatly depending on the improvements needed. Off-site improvement costs increase the cost of development and can be a constraint and burden on development. However, the improvements and their costs are necessary to accommodate the demands additional residents place on community resources and infrastructure. Costs can vary dramatically. Development in areas with existing infrastructure and facilities is most efficient. Often new development can be accommodated by the facilities, or with relatively modest upgrades. The additional users and financial contributions often improve the maintenance and operation of existing facilities to the benefit of existing users and customers. Developments that require entirely new facilities are the most expensive on a per unit basis. However, these costs are generally transferred to the new homeowner in the form of higher housing costs and taxes.

TRANSPARENCY OF FEES, POLICIES, CODES, AND PROCEDURES

The County strives to make it as easy as possible for property owners and developers to identify the applicable codes, fees, regulations, and procedures that may apply to their properties or projects. Searchable maps with all zoning and general plan information for each parcel in the County are readily available online, and the County maintains the General Plan, Zoning Ordinance, and Administrative Code online in easily accessible and searchable web-based format. The County maintains its current fee schedule for processing fees and exactions on its website, and provides a free Microsoft Excel tool for estimating project fees. Finally, PDS staffs the Zoning Information Counter, which provides another option for obtaining information about the County's regulations and procedures. Staff at the counter are available to answer questions and to provide assistance to members of the County community who are not able to access the



County website. The County will continue to maintain compliance with AB 1483 by updating its online information regularly and staffing the Zoning Counter as ongoing administrative tasks.

OTHER LOCALLY ADOPTED ORDINANCES

The County currently does not have other locally adopted ordinances that would increase the cost of housing production. The Board of Supervisors voted in February 2021 to develop an inclusionary housing ordinance, which will require that future development include some portion of below market-rate housing. The future inclusionary ordinance could create a potential constraint on the production of housing by increasing the overall cost of development. To mitigate these constraints, the County has commissioned a market feasibility study to provide recommended levels of affordable requirements, as well as in-lieu/alternative compliance options. By utilizing current market research, trends, and professional recommendations as the basis for the inclusionary ordinance, the potential constraint can be effectively mitigated.

ENVIRONMENTAL CONSTRAINTS

The unincorporated area has unique topography, ecosystems, and natural resources that are fragile, irreplaceable, and vital to the quality of life for all residents. The County has the second highest biodiversity in the nation and the greatest number of endangered species of any county within the continental United States.

Special development controls, such as the County's geographical information system (GIS), have been established to identify and protect wetlands, floodplains, steep slopes, historic sites, archaeological sites, and sensitive biological habitats. In 1989, the County adopted the Resource Protection Ordinance to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects. In October 1997, the Board of Supervisors adopted the Biological Mitigation Ordinance to enable the County to achieve the conservation goals that are contained in the Multiple Species Conservation Plan. The Biological Mitigation Ordinance protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and establishing mitigation standards that are applied to discretionary projects. Residential densities in these areas are kept very low and the conservation subdivision program will encourage new development to occur in the least sensitive areas.

Additionally, the County requires project compliance with the Habitat Loss Permit Ordinance, the Groundwater Ordinance, the Stormwater Ordinance, and the Noise Ordinance. The Groundwater Ordinance does not limit the number of wells or the amount of groundwater



extraction of existing landowners. However, it does identify specific measures to mitigate potential groundwater impacts of projects requiring specified discretionary permits. The Groundwater Ordinance does not apply to developments whose water is supplied by a water service agency, such as a member of the San Diego CWA. In addition, major use permits or modifications which involve ranch support facilities are exempt from the ordinance.

The County's Noise Element protects inhabitants of noise-sensitive land uses such as hospitals, schools, and residences from excessive exposure to noise generators such as traffic. Previously, the element utilized a "one size fits all" approach but it was amended to relax the private open space standards for multi-family and mixed-use developments. These types of land uses occur in the more urbanized areas of the unincorporated County where traffic noise is typically louder for longer periods of time than in rural areas. This change added flexibility to the potential locations and design of multi-family and mixed-use developments.

The GIS mapping tools as well as all the environmental ordinances are used to determine the appropriate land uses assigned through the General Plan. One of the guiding principles is to ensure that development accounts for physical constraints and the natural hazards of the land. For example, when determining the appropriate placement for Village densities that support multi-family housing, these resources are avoided where possible. The Sites Inventory excludes sites with sensitive resources, areas substantially affected by slopes, and areas outside of the County Water Authority boundary.

Initial Study Research Packet

The County has created an online tool, known as the Initial Study Research Packet (ISRP), for property owners, developers, and business owners to review the potential environmental constraints of a parcel located in the County prior to development of the subject property. The ISRP is based on County maintained parcel and environmental resource information. An ISRP report includes parcel specific information, such as information about existing infrastructure, General Plan designation and zoning, aerial photographs, and environmental resources protected in the County (e.g., sensitive habitat, wetlands, and steep slopes). While the ISRP does not directly analyze the potential environmental impacts from a certain project on a specific parcel, the ISRP tool does increase transparency for project applicants by providing background information and preliminary constraints on the parcel to help inform development decisions. If an applicant decides to pursue development of the parcel, the ISRP provides a foundation for any required environmental review by the County, such as compliance with CEQA and other state laws. The ISRP is an important planning tool as it helps lessen the chance that previously unknown environmental resources would be impacted during project development. Therefore,



the ISRP represents an ongoing program to mitigate non-governmental constraints on housing production within the County.

INFRASTRUCTURE CONSTRAINTS

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading also to higher housing costs.

WATER SERVICES

Water in San Diego County comes from three sources: imported water, locally stored water, and groundwater. The incorporated areas and a portion of the unincorporated area are within the boundaries of the San Diego County Water Authority (CWA). The CWA is a member of the Metropolitan Water District (MWD), which imports water from the Colorado River and Northern California on behalf of six Southern California counties. The CWA supplies up to 80 percent of the San Diego region's water, with stored runoff and groundwater providing the balance.

Portions of the unincorporated County that are located within the CWA boundaries are served by 15 CWA member agencies. These agencies own and operate water storage facilities, which hold local runoff as well as imported water. Portions of the unincorporated area outside the CWA boundaries are generally served by 14 other water districts or companies, all but one of which are entirely dependent on local groundwater.

Future water demand can be estimated using population projections, buildout scenarios based on designated land uses, and average per capita water use. Based on the unincorporated area's projected population of 543,426 by 2020 and estimated usage of one-half acre-foot per four-person household, future residential water demand is expected to be 67,928 acre-feet per year. CWA's Regional Water Facilities Master Plan seeks to expand and diversify its water supply through methods such as increased storage capacity, use of recycled water, and large-scale water desalination plants.

Beyond the CWA boundaries, residents in the unincorporated area will likely continue to be dependent on groundwater. Available groundwater is therefore an important criterion in establishing the location and intensity of future development. Any development that proposes the use of groundwater not provided by a water service agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates that groundwater resources are adequate to meet the groundwater demands of both the



proposed development and the groundwater basin, an exemption to these requirements may be granted.

SEWAGE DISPOSAL SERVICES

Within the unincorporated County, two general types of sewage disposal systems exist: sewage treatment facilities and individual, on-site septic systems. Most of the area depends on groundwater and therefore must rely on septic. However, limited portions of the unincorporated County located within the CWA may gain access to public sewer service from a neighboring municipality or an independent sanitation district. In other areas, sewer service may be provided by small wastewater treatment facilities designed to serve a specific development or by a small County sanitation district (community services district). Disposed water is treated by the City of San Diego Metropolitan Sewerage System or through joint-agency agreements.

DRY UTILITIES

Dry utilities consist of telecommunications infrastructure (such as broadband internet, television, and phone services), as well as access to electricity. The unincorporated County is served by multiple telecommunications providers, and energy services are provided by San Diego Gas and Electric Company (SDG&E). Both telecommunications and SDG&E services are widely available in the Village and Semi-Rural areas of the County, with more limited access in the rural regions. As the County is focusing new residential growth in Villages, and all sites within the RHNA Sites Inventory are within Villages, the availability of dry utilities does not pose substantial constraints on housing production.



Appendix 6-C: Housing Resources



6TH CYCLE HOUSING ELEMENT UPDATE APPENDIX 6-C ■ HOUSING RESOURCES

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**6TH CYCLE HOUSING ELEMENT UPDATE
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SITES INVENTORY AND RESIDENTIAL CAPACITY

REGIONAL HOUSING NEEDS ASSESSMENT

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Assessment (RHNA), is important because state law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The San Diego Association of Governments (SANDAG), as the regional planning agency, is responsible for allocating the regional housing needs to individual jurisdictions. After determining the region's housing needs number through consultation with the California Department of Housing and Community Development (State HCD), SANDAG utilized the forecasted pattern of development from its 2050 Regional Growth Forecast, which distributes housing and employment growth at a jurisdiction level. The model considers proximity to job centers, travel times, and commuting choices as well as land use plans. SANDAG also considered the rural nature and lack of infrastructure in the unincorporated County, important factors when allocating the regional share by income category. Consistency with the SANDAG Regional Comprehensive Plan (RCP) and Sustainable Communities Strategy (SCS) requires high-density multi-family housing to be located with reasonable access to mass transit as well as to other public services that are not available or planned for the unincorporated County.

The RHNA is distributed by income category. For the 6th Cycle RHNA, the County of San Diego is allocated a RHNA of 6,700 units as follows:

- Very low income and extremely low income (0 to 50 percent of area median income or AMI): 1,834 units⁴⁰
- Low income (51 to 80 percent of AMI): 992 units
- Moderate income (81 to 120 percent of AMI): 1,165 units
- Above moderate income (more than 120 percent of AMI): 2,709 units

⁴⁰ State law requires estimating the projected housing needs for extremely low-income households. Two methods are allowed: 1) an even split between extremely low- and very low-income households; or 2) a proportional split based on income distribution. According to the data provided by SANDAG, extremely low-income households represent 44 percent of the very low-income households. Therefore, the very low-income RHNA is split into 807 extremely low-income and 1,027 very low-income households.



The County must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

ACCESSORY DWELLING UNITS

ADU PRODUCTION

The County may count the construction of ADUs toward the RHNA. For ADUs, RHNA credits must be based on recent development trends, not on potential capacity. Prior to recent changes in state law, the County allowed for secondary residential units on single-family lots throughout the unincorporated area. Between 2011 and 2017, the County issued approximately 50 secondary dwelling unit permits per year. Changes to state law in 2017 and 2019 along with County incentives have dramatically increased ADU production in the unincorporated area since 2018.

Table 6-C-1: Recent ADU Production in the Unincorporated Area

2011-2017	2018	2019	2020	Total Since 2017
40-50/year	146	225	237	608

Source: County of San Diego, Planning and Development Services, 2021

Based on the upward trend of ADU production, it could be reasonably assumed that the County would see approximately 250 ADUs produced annually throughout the 6th Cycle. Despite the historical trends, a more conservative production rate of 225 ADUs per year is assumed for the 6th Cycle, leading to a total of 1,800 accessory units counted toward the RHNA over the planning period.

In 2019, the Board of Supervisors voted to waive development fees for ADUs in the unincorporated area. The fee waiver program reduces the cost and constraint of constructing ADUs in the unincorporated area and has likely contributed towards the significant increase in ADU production during 2019 and 2020.

Additionally, the County has published six preapproved floor plans for ADUs. Preapproved floor plans reduce the cost of constructing an ADU by expediting the permitting process and lessening the need to purchase or design floor plans. The County's approved floor plans range from 600 square foot, one bed, one bath units to 1,200 square foot, three bedroom units. The large size and bedroom range allows for preapproved ADUs to support a variety of household sizes.

In 2019, the Board directed the development of an ADU subsidy program to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income



individuals and households.⁴¹ While the program has not yet been adopted, the possibility affirms the County's commitment to ADUs as a housing resource, particularly for lower-income households.

Taken together, these programs make it likely that ADU construction will continue to increase and that historical trends for ADU construction likely underestimate the number of ADUs that will be constructed during the 6th Cycle planning period.

ADU AFFORDABILITY LEVEL

A recent study conducted by the Southern California Association of Governments (SCAG) indicated that many ADUs are rented out to family members at no or marginal cost, allowing these units to be counted as available for very low- and extremely low-income families.⁴² SCAG's study, which aggregated ADU surveys conducted since 2014, concluded that 15 percent of ADUs can be conservatively assumed to be available for very low-income individuals. Based on this evidence, the County also assumes that 15 percent of ADUs can accommodate very low-income households.

Rent surveys of ADUs can be used to estimate income/affordability of potential ADUs. In fall 2020, County staff reviewed listings on real estate websites such as Craigslist, Apartments.com, and Realtor.com to identify ADUs for rent in the unincorporated County. Staff identified seven ADUs for rent in the unincorporated areas, with an average monthly rent of \$1,496. Based on the area median income of \$92,700 and the assumption that households are cost burdened if more than one-third of gross income is spent on housing, rents in this price range are anticipated to be affordable to low-income (80% AMI) households. Using the observed average rent for ADUs, it could be presumed that all ADUs will be affordable to lower-income individuals.⁴³

However, given the small sample size of ADUs for rent in the unincorporated area, the County will only assume that 12 percent are available for low-income households.

⁴¹ Board of Supervisors. Minute Order. November 20, 2019.

⁴² SCAG. Regional ADU Affordability Analysis. 2020.

⁴³ A 1-Person Household at 80% of the AMI has an assumed income of \$64,700. $\$64,700/12 \text{ months} * 1/3$ of gross income corresponds to a maximum housing expenditure of \$1,797 per month.



Table C-2: ADUs for Rent in the Unincorporated County

Location	Square Feet	Price
Alpine	600	\$1,425
Alpine	700	\$1,650
Alpine	700	\$1,600
Fallbrook	Unlisted	\$1,350
Lakeside	450	\$1,500
Rancho Santa Fe	Unlisted	\$1,450
Valley Center	750	\$1,500
Average	640 sf	\$1,496

Source: County of San Diego, Planning and Development Services, 2020

Combined with the 15 percent of ADUs counted toward very low-income units, a total of 27 percent of ADUs are counted toward the lower-income RHNA. Given the available rental information, as well as the potential for an ADU subsidy program, these assumptions are highly conservative. The remaining 73 percent of ADUs are split evenly between the moderate- and above moderate-income categories (36.5 percent each).

Table C-3: 6th Cycle Assumed ADU Production

	Factors	6th Cycle ADU Counts
Total ADU Production	225 / year	1,800
% Very Low Income	15%	270
% Low	12%	216
% Moderate	36.5%	657
% Above Moderate	36.5%	657

RHNA CREDITS

The County may count units that have been issued building permits since the start of the 6th Cycle production period (July 1, 2020) toward the RHNA. Between July 1 and December 31, 2020, the County issued 401 building permits for new dwelling units.

Table C-4: Building Permits Issued July 1, 2020 – December 31, 2020

Very Low	Low	Moderate	Above Moderate	Total
12	27	169	193	401

The assumed affordability of units that were issued permits was determined by using land value and construction value noted by the permit applicant. The land and construction values were added and multiplied by 1.2 to indicate the approximate sales price (120 percent of construction



+ land values). The approximate monthly cost of all required payments was calculated, including the cost of the down payment, interest, monthly mortgage (based on a 30 year fixed-rate loan), property taxes, HOA fees, and homeowners insurance. The maximum allowable monthly payment was calculated using the AMI for different income levels by assuming 30 percent of annual gross expenditures for lower-income households and 35 percent of gross income for moderate and above-moderate households. By comparing the estimated monthly cost and expenditure limits, the units were assigned to their respective income levels.

As described above, ADUs in the unincorporated areas have average rental rates that are affordable to low-income households. However, when estimating affordability for ADU permits, the County used size as a proxy for affordability. ADUs less than 500 square feet were presumed to be affordable to low- and very low income levels, ADUs between 500 and 1,200 square feet were presumed to be affordable to moderate-income households, and ADUs equal to or larger than 1,200 square feet were presumed to be affordable to above-moderate households. These assumptions are conservative and supported by the observed ADU rents in the unincorporated area.

APPROVED DISCRETIONARY PROJECTS

During 2021, the County has approved 137 new units through discretionary actions. These units are anticipated to be affordable to above-moderate incomes.

PROJECTS IN DISCRETIONARY REVIEW

There are over 1,097 units proposed as part of projects currently in discretionary review.⁴⁴ Of these, 18 projects that propose 177 units are have recent plan resubmittals, active review, and ongoing coordination between County staff and applicants. Nearly all of these units will be affordable to above moderate-income households. These 177 units are credited toward the above-moderate income RHNA capacity based on their strong likelihood of being developed during the planning period.

SPECIFIC PLANNING AREAS

OTAY 250 (3,158 DWELLING UNITS)

The East Otay Mesa Business Park Specific Plan was adopted in 1994 with the intent of spurring the development of a high-tech manufacturing and industrial park to serve the San Diego region. The plan preserved native habitats and provided industrial and technological land, as well as

⁴⁴ County of San Diego. Planning and Development Services. October 2020.



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providing retail and transportation options to serve new industry. Since its original adoption, the specific plan has been amended eight times. The most recent amendment, Otay 250, was adopted in 2018 and added substantial housing capacity to vacant land north of Otay Mesa Road. Otay 250 established a new mixed-use land use category in the specific plan, which allows for residential, commercial, and employment uses at maximums of 3,158 dwelling units, 78,000 square feet of commercial, and approximately 765,000 square feet of employment use, respectively.⁴⁵ All 3,158 potential units are proposed at residential densities between 20 to 40 units per acre consistent with the lower-income unit requirements. Approximately 104.1 acres are designated for residential at densities up to 40 du/ac, and 60.32 acres are designated for residential at densities up to 20 du/ac.

The Otay 250 specific plan amendment was approved along with a tentative map, infrastructure plan, and environmental impact report (EIR). The approved tentative map created 30 lots with most sizes ranging between 2 and 12 acres. These parcels can be developed independently or combined into a larger residential project. The EIR extensively studied and mitigated impacts and risks such as habitat loss, fire hazard, greenhouse gas emissions, and vehicle miles traveled. Based on the vacant land, allowable density, approved tentative map, and infrastructure plan, Otay 250 may accommodate a share of the County's lower-income RHNA. Use of the same 70 percent yield factor used for the RHNA sites results in a realistic yield of 2,210 units. Of these realistic units at lower-income densities, the County is only including 30 percent (663 units) toward the lower-income RHNA. The remainder (1,547 units) is counted as above-moderate capacity.

Table C-5: Otay 250 Estimated Capacity for RHNA

Approved Units at Lower-Income Densities of 20-40 du/ac	3,158
Realistic Yield (70% of 3,158)	2,210
Lower Income Yield (30% of realistic yield)	663
Above Moderate Capacity (70% of realistic yield)	1,547

⁴⁵ https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/Otay-250-Sunroad.html



SITES INVENTORY

DENSITIES REQUIRED FOR INCOME LEVELS

In January 2005, state Housing Element law established new default minimum densities that ranged from 10 to 30 du/ac depending on the type of jurisdiction. The entire County of San Diego, which contains the second largest city by population in California, is considered a single Metropolitan Statistical Area by the US Census Bureau. Consequently, the unincorporated County of San Diego is now considered “metropolitan” under Housing Element law and is therefore subject to a default density of 30 du/ac, the same density that is required of the City of San Diego—even though the unincorporated County, like most unincorporated jurisdictions, is semi-rural or rural in character.

The unincorporated County of San Diego should not be considered “metropolitan” for multiple reasons:

- Large areas (>60% of total acreage) are occupied by entities outside the land use control of the County. These include the Camp Pendleton military base, Anza-Borrego Desert State Park, Cleveland National Forest, and 18 tribal reservations.
- Approximately 80 percent of the land is groundwater dependent and cannot sustain urban or suburban development patterns. The County’s rural, groundwater-dependent communities are home to many lower-income families.
- Less than 10 percent of the land in the unincorporated County is currently served by sewer, which is required to achieve densities above one or two du/ac.
- The amount of land over which the unincorporated County exercises land use authority, particularly land appropriate for high-density development, often decreases through annexations.
- Most land is considered an extreme fire threat area by the California Department of Forestry and Fire Protection, and fire service is limited. Some areas lack structural fire protection, and most fire departments lack equipment that can service structures over two stories.
- Much of the land contains sensitive environmental habitats, and environmental constraints often determine development capacity and patterns.



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- The region's employment centers are located within incorporated cities, and most residents commute to coastal job centers.
- Market factors discourage residential development that exceeds 20 to 25 du/ac. Densities above that level typically require structured parking and more expensive building construction methods.
- Funding for transit facilities and improvements is directed toward incorporated jurisdictions, providing little opportunity for these public services in the unincorporated County.

In 2016, the County of San Diego commissioned Keyser Marston Associates, Inc. (KMA) to conduct an assessment of affordable housing development in the unincorporated area. The major components of the KMA study included:

- Identification of recently completed affordable residential developments in the unincorporated area of the County and adjacent cities.
- Assessment of the relationship of specific density ranges and the project type likely to be developed in the County's unincorporated areas, including preparation of illustrative financial pro formas for three multi-family prototypes.
- Estimation of the maximum rent and sales prices affordable to extremely low-, very low-, low-, and moderate-income households, based on 2016 household income statistics distributed by HCD.
- Research of current development trends occurring in the unincorporated areas of the County.

Key findings of the report are:

- Due to the lack of vacant sites at 30 du/ac, limited infrastructure serving the unincorporated areas of the County, and the high cost associated with higher density developments, it has been demonstrated that affordable housing for low-income households can be accommodated on land designated between 20 and 23 du/ac, and affordable housing for very low-income households can be accommodated on land designated between 24 and 29 du/ac.
- Affordable housing developed in the unincorporated County and adjacent cities since 2009 has occurred primarily within a density range of 15 to 29 du/ac.



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- Per-unit financing gaps are lowest for affordable housing development in the unincorporated area at a density of 24 du/ac for garden-style apartments. In comparison, per-unit financing gaps for stacked flats at 30 du/ac are the least feasible scenario.

The KMA study surveyed affordable housing developments in both the unincorporated area and select incorporated communities located in proximity to the unincorporated County. The study identified a total of 14 affordable housing developments for family households built since 2009 or under construction, comprising a total of 759 units. Of these 14 affordable housing developments, 2 were in the unincorporated area and 12 were in the incorporated cities. Overall, the highest concentration (57%) of the affordable family developments identified were built at densities between 15 and 23 du/ac and the median density for the 14 affordable family developments surveyed is estimated at 20.7 du/ac.

To assess the feasibility of developing affordable housing representative of the type of affordable housing development most likely to occur within the County's unincorporated areas in the near term, the study conducted pro forma analysis on three development scenarios:

- 20 units/acre townhomes
- 24 units/acre garden-style apartments
- 30 units/acre stacked flats

Table C-6: Per Unit Financing Surplus/(Gap) Summary for Lower-Income Housing summarizes the gap financing required to subsidize different types of development as housing affordable to lower-income households, using land cost assumptions of five dollars per square foot. The KMA study concludes that to provide housing affordable to lower-income households, subsidies are required for most types of development; however, the levels of subsidies vary significantly.

Table C-6: Per Unit Financing Surplus/(Gap) Summary for Lower-Income Housing

Development Scenario	Low-Income (80% AMI)		Very Low-Income (50% AMI)	
	With Land Cost	Without Land Cost	With Land Cost	Without Land Cost
Land Cost at \$5 per square foot				
Townhomes (20 du/acre)	(\$47,000)	(\$36,000)	(\$155,000)	(\$144,000)
Garden-Style Apartments (24 du/acre)	\$13,000	\$22,000	(\$123,000)	(\$114,000)
Stacked Flat Apartments (30 du/acre)	(\$50,000)	(\$43,000)	(\$149,000)	(\$141,000)

Among the three development scenarios, garden-style apartments, at 24 du/ac, represent the most feasible options for lower-income housing in the unincorporated area as there would be



no need for a subsidy for low-income households earning 80 percent AMI. Stacked flat apartments at 30 du/ac would require the highest subsidy for very low-income households earning 50 percent AMI. To extend affordability to very low-income households, subsidies would be required for all housing types. Despite the economies of scale with regard to land costs, stacked flats (at 30 units per acre) require subterranean/structure parking and result in the highest level of subsidies required for lower-income housing.

2020 FEASIBILITY STUDY

In 2020, AECOM reevaluated the financing gap for three multi-family product types (at densities between 20 du/ac and 45 du/ac) that may accommodate low- and very low-income households to determine if the conclusions of the 2016 study remained true in an evolving market. AECOM's results continue to show that at both levels of affordability (very low and low), garden-style apartments at densities of 20-24 du/ac represent the smallest financing gap. This indicates that garden-style apartments are best able to accommodate affordable rents.⁴⁶

Table C-7: Financing Gap Between Market Rate and Affordable Units

Residential Product Type	Very Low Income (50% AMI)	Low Income (80% AMI)
Garden Style Apartment (20-24 du/ac)	-\$190,000	-\$81,000
Stacked Flats (30 du/ac)	-\$208,000	-\$99,000
Stacked Flats on Podium (45 du/ac)	-\$235,000	-\$124,000

Source: AECOM, 2020.

These same principles remain applicable to current and anticipated future conditions as they are dependent on the relatively constant costs of construction types and materials. Other recent project pro forma and feasibility studies continue to reaffirm these findings.⁴⁷ A large percentage of multi-family developments throughout the County demonstrate the relative efficiency of multi-family housing at 20-24 du/ac. The maximum density with the lowest cost parking and construction types yield the best economic return.

Between October 6, 2020 and October 26, 2020, AECOM interviewed ten developers and building industry associates with a strong and active presence in both the incorporated and unincorporated areas of San Diego County. The purpose of the interviews was to gain further insight and validate or challenge the findings of the data driven economic analysis. Three of the ten professionals interviewed were affordable housing developers with direct experience building affordable housing in the unincorporated areas of the County. During these meetings, developers shared that housing types in the range of 20-24 du/ac were typically the most

⁴⁶ AECOM. 2020. "Inclusionary Housing and Middle-Income Housing Study for the County of San Diego."

⁴⁷ KMA (Keyser Marston Associates). 2020. "Casa de Oro – Financial Feasibility Analysis, Keyser Marston Associates."



efficient for the provision of affordable housing units. These practical observations align with the results of AECOM's pro forma analysis, which found that prototypes in the range of 20-24 du/ac had the lowest financing gap per unit of all the housing types tested. These findings echo the conclusions of the pro forma analysis developed by Keyser Marston Associates for the County's Housing Element Background Report in 2016.⁴⁸

DEMONSTRATED AFFORDABLE HOUSING YIELDS

Additionally, the lower-income housing projects that have been constructed in the unincorporated County support the conclusion that affordable housing is feasible at densities of 20 to 24 du/ac. The four projects shown in the table below were built within four different County communities, —Lakeside, Ramona, Fallbrook, and Alpine —and illustrate that affordable projects are possible in different Villages within the County. The County's most recently approved fully affordable housing development, the Alpine Village Apartments, will be built at a density of 20 du/ac. Alpine Village Apartments will provide 31 units for very low-income households (<50% of AMI), 6 units for low-income households (50-80% of AMI), and 1 manager's unit. This project utilized the County's Gap Financing Program, and demonstrates the feasibility of both financing and developing low- and very-low -income projects at 20 du/ac in the unincorporated area.

Table C-8: Lower Income Developments in the Unincorporated County

Project Name	Community	Date of Completion	Tenure	Total Units	Affordable Units		Density (du/acre)
					Low	Very Low	
Silversage Apartments	Lakeside	2010	Rental	80 ¹	72	6	21
Springbrook Grove Apartments	Fallbrook	2010	Rental	44	1	43	25
Schmale Family Senior Residences	Ramona	2019	Rental	62	0	62	23
Alpine Village Apartments	Alpine	Pending/Approved	Rental	38 ¹	6	31	20

1. Includes managers' units.

Additionally, many affordable housing projects have been built at densities below 30 du/ac in neighboring jurisdictions. A brief list of these is included in *Appendix 6-F*. These projects further demonstrate that housing for low- and very low-income construction is feasible at densities below 30 du/ac.

⁴⁸ AECOM, 2021.



While densities of 20 du/ac may be realistically used for lower-income units based on the 2020 feasibility analysis and recent project example, the Sites Inventory only includes sites with zoning allowing 24 units or more per acre as eligible for lower-income housing.

GENERAL PLAN DENSITIES MEET RHNA INCOME CATEGORY

Table C-9 shows the General Plan land use designations that have the appropriate maximum densities to meet the RHNA household income categories.

Table C-9: Residential General Plan Designations by Income Category

Income	Lower	Moderate	Above Moderate
Low Density Designations (<10.9 du/ac)			SR-10 SR-4 SR-2 SR-1 SR-0.5 VR-2 VR-2.9 VR-4.3 VR-7.3
Low-Medium Density Designations (up to 15 du/ac)		VR-10.9 VR-15	
High Density Designations (up to 20 du/ac)		VR-20	
High Density Designations (up to 30 du/ac)	VR-24 VR-30		

1. Nonresidential and Mixed-Use Land Designations have maximum densities set by the Zoning Ordinance. Properties with these land uses use corresponding density to determine the applicable income category.

DEVELOPMENT CAPACITY CALCULATION

Careful consideration has been given to the methodology for determining the number of potential dwelling units that an eligible site is likely to produce. The assumed project yields are based on a variety of factors, including actual yields from development projects in comparison to the maximum permitted, and consideration of various regulatory and environmental constraints.

REVIEW OF MULTI-FAMILY DEVELOPMENT

A review of multi-family development constructed in the County since 2011 demonstrates that multi-family projects on properties with zoning that exceeds 15 du/ac typically yield approximately 70 percent of the maximum units allowed based on the gross acreage of the site.



On high-density Village Residential land, the average yield is approximately 75 percent of the maximum. *Table C-10* illustrates the yields on these projects in the unincorporated area.

Table C-10: Village Residential Yields

General Plan Land Use	Average Yield Compared to Maximum Allowed
VR-15	62%
VR-20	73%
VR-24	89%
VR-30	76%
General Commercial	68%
Village Core Mixed Use	32%
Office Professional	71%
Average	70%

Note: Properties in Specific Planning Areas were excluded due to potential for artificially increasing project yields

It should be noted there have been relatively few multi-family projects (fewer than 30) developed in the County since 2011, and that the average yields shown in *Table C-10* are subject to outliers. For that reason, a site yield factor based on the minimum density is utilized when determining the realistic site capacity.

MINIMUM DENSITY FOR RESIDENTIAL PRIMARY USES

A program that requires a minimum density yield of 70 percent of the maximum allowed units for residential projects is proposed as a Housing Element program. Therefore, the Sites Inventory capacity uses a base yield calculation of 70 percent for land uses and zones that allow for primary residential uses. The proposed 70 percent minimum density is consistent with project trends and observed yields.

NONRESIDENTIAL AND MIXED-USE ZONES

Mixed Use Zones

Fallbrook: The Fallbrook Village Core mixed-use properties have form-based regulations with densities of 24 du/ac in each implementing zone (Fallbrook Village Zones 1 through 5). Fallbrook Village Zones 1, 2, and 4 require that the residential uses be secondary to the primary use on the property, while Village Zones 3 and 5 allow for residential as the primary use of the property. To account for the decreased yield that is associated with residential as a secondary use, the base yield was set at 60 percent of the maximum.



Alpine: The community of Alpine has a mixed-use area that is implemented by a form-based code (Alpine Village Zones 1 through 3). Residential uses are allowed by-right in each zone. A review of the development standards determined that an assumed density of 24 du/ac was feasible and conservative based on requirements such as setbacks, parking minimums, building heights, and lot coverages. The Alpine zones were assigned a yield factor of 70 percent because residential is allowed as a primary use, and commercial is not required.

Ramona: The community of Ramona has a mixed-use area that is implemented by a form-based code (Ramona Village Zones 3 through 5). Residential is allowed in conjunction with commercial uses in each zone. Depending on its location, a site in Ramona may be required to provide either 50 or 75 percent of its floor area for nonresidential uses. Properties subject to these standards were respectively assigned a 50 percent and 60 percent factor of the allowable density for the anticipated residential yield.

Commercial Zones

Commercial zones that require residential to be secondary uses were assigned a base yield factor of 60 percent of the potential maximum yields. This base 60 percent factor was applied to Zones C30, C32, C36, C37, C8, C40, and C42. The factor accounts for a decrease in yield potential for sites that must include a nonresidential primary use. Commercial zones that allow residential as a sole/primary use (C31 and C34) were assigned a 70 percent factor. The Housing Element includes an implementation program to review the County's development regulations for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones.

ENVIRONMENTALLY SENSITIVE AREAS

For projects with any portion of the parcel within an environmentally sensitive area (ESA)⁴⁹, the area of the site within the ESA was deducted from the acreage. Therefore, none of the calculations based on the acreage count potential units within the ESA. This is a highly conservative estimate, as the County allows for the density of constrained areas to be transferred to other portions of the site.

SPLIT DESIGNATED SITES

For properties with more than one General Plan land use designation, the land use for the majority of the property was used to determine the potential units. The acreage that was not

⁴⁹ SanGIS, "Environmentally Sensitive Areas", 2019.



within the primary land use was subtracted from the gross acreage and not used for the capacity calculation.

EXAMPLE CALCULATION

Table C-11: Example Parcel

Description	Value
General Plan Land Use	Village Residential 30
Gross Acreage	1.5
Density (du/ac)	30
Yield Factor	70%
Environmentally Sensitive Area Percentage	20%
Split Designation (Non-VR 30) Percentage	10%
Existing Housing Units	1

Table C-11: Example Parcel shows a hypothetical 1.5-acre property with an existing single-family home. The property has a General Plan designation of Village Residential 30, with 20 percent of the property in an ESA and 10 percent in another General Plan land use designation. The maximum yield of the property is 45 units.

$$1.5 \text{ acres} * 30 \frac{\text{du}}{\text{acre}} = 45 \text{ units}$$

The adjusted yield to account for reasonable factors is:

$$1.5 \text{ acres} * 30 \frac{\text{du}}{\text{acre}} * 0.7 \text{ yield factor} * 0.8 \text{ non-ESA} * 0.9 \text{ VR30} = 22.68 \text{ units}$$

$$22.68 \text{ units} - 1 \text{ existing unit} = 21.68 \text{ new units}$$

The number of potential new units is then rounded to the nearest whole number, so the hypothetical 1.5-acre site would yield a total of 22 units. Ultimately, the potential yield of this hypothetical site would be counted at half of its maximum unit yield (45 units). Based on the observed yields as shown in *Table C-10*, the yield assumptions and calculation provided above represent highly conservative and appropriate assumptions for the assumed capacity of each site included in the inventory.



SITE IDENTIFICATION METHODOLOGY

DATA SOURCES

In compiling an inventory of vacant and non-vacant (“underutilized”) sites, the County used GIS to identify parcels with General Plan residential designations of 10.9 to 30 units per acre and commercial and mixed-use zones that allow for residential use. GIS data provided by SANGIS and the County was used to identify potential constraints, including floodplains, ESAs, existing uses, and assessed values. This data was aggregated and queried to identify potentially eligible sites.

HOUSING PRODUCTION AND CAPACITY PORTAL

The County recently published the “Housing Production & Capacity Portal” (portal), which illustrates the number of potential units that may be constructed under the existing General Plan. The portal tracks the dwelling unit capacity for each community planning area and spatially depicts the potential new units in the unincorporated areas. As of February 2020, the portal shows that there are approximately 60,748 remaining potential units under the General Plan. This capacity is adequate to accommodate the overall RHNA of 6,700 units. Therefore, the discussion herein focuses on identifying sites within this capacity that meet the criteria as defined by state law for moderate-, low-, and very low-income sites.

INFRASTRUCTURE ASSUMPTIONS

Much of the vacant land in the unincorporated area would involve “greenfield” development, whereby infrastructure and services must be extended or installed to serve the new development. The provision of these services is typically passed on to the buyer in the form of higher housing costs. Therefore, to address the County’s lower-income housing needs, the County focuses on opportunities associated with high-density development available in urbanized centers where infrastructure and services are in place, but improvements may be necessary to serve the intensified development. Because the sites selected for inclusion in the Sites Inventory are located in urbanized centers (Villages), they are generally free of major environmental constraints such as habitat conservation. The sites selected have access to public water purveyors and sufficient water capacity has been established to serve these sites in conjunction with the 2011 General Plan update. The sites selected also have access to public sewer service or are within proximity of uses that have existing sewer service. Sanitary sewer service may be provided by small wastewater treatment facilities designed to serve a specific development or by a small County sanitation district (community services district). Additionally, all of the selected sites have access to dry-utilities (e.g., telecommunications, electricity).



ENVIRONMENTAL CONSTRAINTS

Properties located substantially within a 100-year floodway or agricultural preserve were excluded from consideration for the moderate- and lower-income Sites Inventory. Other sites that were environmentally constrained were subtracted out using the calculation illustrated above.

Vehicle Miles Traveled

In June 2020, the Board of Supervisors adopted guidance on implementing SB 743, a bill that requires an analysis of vehicle miles traveled (VMT) during the environmental review of a project pursuant to CEQA. The County's SB 743 implementation guidance sets thresholds at which projects are presumed to have significant impacts on VMT.

As part of the SB 743 implementation, the County adopted map-based screening standards based on the estimated VMT per resident in a given transit analysis zone (TAZ). Areas with VMT at least 15 percent below the unincorporated average are presumed to have no significant impact on VMT, and no mitigation measures are required. Areas with VMT between 85 percent and 100 percent of the unincorporated average may have significant impacts, but these impacts can be mitigated through the inclusion of project-level traffic demand management measures.

Other factors may be used to determine that a project does not have a significant VMT impact. Small residential projects that generate fewer than 110 daily trips are not considered to have a significant impact on VMT, and projects within a half-mile of a major transit stop or along a high-quality transit corridor are presumed to not have significant VMT impacts. Finally, projects that include 100 percent affordable housing are presumed to have less than significant impacts on VMT.

Even though this exemption ensures that VMT will not constrain the development of low-income and moderate-income housing, the County still prioritized identifying lower- and moderate-income sites in VMT-efficient areas. All lower- and moderate-income sites are located in County Villages, which are clusters of concentrated development that have access to neighborhood-serving retail, infrastructure, and transit options. While some of the RHNA sites appear to be located in areas with VMT above the unincorporated County average, the surrounding area may be characterized as high VMT due to a lack of existing data. Often, these small gap areas are surrounded by high efficiency areas. Once developed for housing at or near the allowable density, these areas would become more walkable and likely have VMTs below the unincorporated threshold. All of the selected low- and moderate-income sites are within ½ mile of public transit stops and/or ¼ mile of a dedicated bike route.



As these sites are located with access to transit, it is likely that a potential project on these sites would be able to successfully mitigate the VMT impacts through the location of transportation demand management plans and project features that reduce VMT. For this reason, VMT will not preclude or constrain development on the sites identified in the inventory.

Fire Hazard Risk Areas

Over 80 percent of the unincorporated County is within a High or Very High Fire Hazard Severity Zone. Many of the areas that are not within high fire hazard areas are not suitable for residential development due to other factors, such as a lack of infrastructure or remote locations with limited access to services or transit, and sometimes are small islands surrounded by very high fire zones.

During the comprehensive 2011 General Plan Update, the County conducted a detailed review of fire risks and planned new housing capacity accordingly. Much of the County's available land for high density development is outside of fire risk areas. However, some land within County villages may be within a higher fire risk zone. These communities, such as Alpine, are still appropriate for additional residential development, because fire risks can be reasonably managed and mitigated. Recent planning efforts, such as the creation of the Alpine Village Mixed-Use designation, establish that communities with high fire risks can accommodate additional housing growth while maintaining smart growth principles. Additionally, the County excluded otherwise eligible sites that were isolated and in very high fire hazard areas.

Fire Prevention Plan Requirements

The County of San Diego 2017 Consolidated Fire Code for the 14 Fire Protection Districts in San Diego County requires an applicant for a parcel map, subdivision map, specific plan or major use permit for any property located in a wildland-urban interface fire area to submit a Fire Protection Plan (FPP) as part of the approval process. The FPP shall consider location, topography, geology, aspect, combustible vegetation (fuel types), climatic conditions and fire history. The plan shall address the following in terms of compliance with applicable codes and regulations including but not limited to: water supply, vehicular and emergency apparatus access, travel time to nearest serving fire station, structural ignitability, structure set back, ignition-resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management. The FPP shall be prepared as prescribed in the County of San Diego Land Use and Environment Group's "Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection" document.



This FPP is a conceptual plan that provides adequate information to obtain approval for the proposed project from the County of San Diego. A proposed project uses the plan as a basis of design and, once a detailed design has been completed, the detailed plans are submitted to the County of San Diego for review and approval. Projects must be designed in compliance with wildland fire regulations. There are three guidelines for determining significance:

1. Compliance with the recommendations in the FPP based on the results of fire modeling.
2. Meeting the emergency response objectives identified in the Public Facilities Element of the County General Plan. Each project must prepare the Project Facility Availability Form (DPLU Form #399F) and demonstrate the adequacy of emergency services to the project.
3. Being designed in accordance with applicable building and fire codes. The architects, designers, engineers, and contractors are responsible for the implementation of the requirements set forth in this report. The property owners are responsible to maintain their property and structures in accordance with San Diego County Building and Fire Codes.

The comprehensive requirements of Fire Prevention Plans in the unincorporated area illustrate a reasonable method to evaluate, avoid, mitigate and manage wildfire risks. While some of the proposed RHNA sites may be in areas identified as high fire risks, they are in urbanized areas that are adjacent and very close to low or moderate fire risks and the full complement of infrastructure, good accessibility and transportation, and emergency services.

UNDERUTILIZED/NON-VACANT SITES ASSUMPTIONS

Non-vacant/underutilized sites are necessary to meet the lower-income RHNA capacity. These underutilized sites were selected from the Village regions, and thus are assumed to have access to jobs, transit, and other infrastructure. A series of filters was used to remove properties with little capacity for redevelopment and those that have existing uses that would preclude development. The development considered on these sites is consistent with market feasibility studies and takes into consideration the community character as well as development constraints (emergency services, roads and other infrastructure, environmental, etc.) when evaluating each site's development potential.

Assessed Land to Improvement Ratio

For underutilized sites, the land and improvement values of each parcel were identified. In general, properties with land values that were equal to or greater than the improvement values were included in the Sites Inventory for moderate- and lower-income sites. This reduction



removed many lower-income sites with more valuable existing uses that are less likely to be redeveloped for housing. High land to improvement ratios are indications of underutilized sites based on existing structures and uses. A limited number of sites did not meet the land to improvement criteria, but were exhibiting other indicators of underutilization, including aging structures or substantially unused land. Adjacent parcels that may not independently meet these criteria but have high potential for parcel assemblage and consolidated were included.

SANDAG Land Use Assumptions

Every year, SANDAG publishes a model with information about the existing use of land for each parcel in San Diego County. These land uses were used to exclude existing uses that may inhibit or prevent redevelopment of otherwise underutilized parcels.

Land uses that were excluded from consideration include:

- Hospitals
- Mobile home parks
- Multi-family residential
- Group quarters
- Open space parks and preserves
- Religious facilities
- Governmental and agency facilities

SIZE

Only properties that were between 0.5 acres and 10 acres were considered for lower-income housing. Adjacent properties that were otherwise eligible but did not meet the minimum size requirement (i.e., smaller than 0.5 acres) were included in the inventory due to the potential for lot consolidation/parcel assembly, with the ultimate site totaling more than half an acre. Several recent housing projects relied on lot consolidation to create a larger and more productive site. Additionally, the adjacent lots included to be consolidated in the Sites Inventory frequently have common ownership, or often otherwise function together as a lot. These conditions ensure that small parcel size and/or the need to consolidate lots will not preclude or create constraints on redevelopment for lower-income units. A brief list of some recent properties that used lot consolidation are included in *Table C-15: Recent Project Examples* below.



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Lots that are presumed to be suitable for assembly are contiguous and often share access, parking, or other facilities. Additionally, only a small fraction of the lower-income capacity is met on lots with areas below 0.5 acres. 181 units (5.2 percent) of total lower-income capacity are met on sites that are smaller than 0.5 acres, which would be required to undergo lot consolidation to meet the size requirement. Of these, 102 lower-income units are met on sites with common ownership, meaning that only 79 lower-income units would be truly reliant upon lot consolidation to be eligible for the RHNA. Ultimately the County has adequate sites to meet the RHNA without consolidated lots. While unnecessary, these properties are still included in the Sites Inventory due to their high potential for residential redevelopment during the planning period.

The County's most recent fully affordable project is reliant on the assemblage of two parcels (one less than 0.5 acres) to create a larger site for an affordable housing project. The Alpine Village Apartments assembled parcels of 0.41 and 1.44 acres to create a site for 38 low- and very low-income units. This project demonstrates that consolidation of smaller sites for affordable housing development is feasible in the unincorporated area.

Finally, the County is developing programs to encourage development on small lots and remove potential constraints on lot consolidation. For example, the County is changing the fee structure for lot consolidation from deposit based to a flat fee, which will lower the costs of review. This type of fee structure provides additional certainty that a permit will be issued, and that additional deposits/cost increases will not be required.

The County is also going to develop a new informational webpage with checklist requirements for lot consolidation, along with dedicating staff to assist applicants with lot consolidation. These improvements will further remove possible constraints from lot consolidation and encourage it for small sites. With these new programs, the County will likely experience increased lot consolidation, particularly on small and high-density sites.

MANUAL EXCLUSIONS

Certain properties that appeared to be eligible based on the criteria listed above but had irregularly shaped lots, common interest ownership, or other visible constraints were excluded from the inventory.

LIKELIHOOD OF DEVELOPMENT

State law requires that the Housing Element Inventory consider the likelihood of development for sites included in the RHNA inventory. The County does not have the authority to mandate



housing production but can only establish regulatory frameworks and incentives to spur housing growth. Many different factors, including market conditions, existing uses, and development regulations, influence a property owner/developer's decision to construct housing on a potential site. The following methods and trends provide evidence that the selected sites are likely to develop over the planning period.

Total General Plan Capacity and Existing Site Improvements

The County's Housing Production and Capacity Portal indicates that the County has over 60,000 units of unbuilt and realistic units remaining under the existing General Plan framework. This number continues to grow as the County amends its General Plan to increase development capacity. The Housing Element is not required to provide an exhaustive list of all sites with development potential. Generally, the total remaining capacity illustrates that even if only 11 percent of the available units are developed, the County will achieve its RHNA goal of 6,700 total units.

Given the overall capacity and potential for accommodating the RHNA, the County focused on identifying parcels that are highly likely to develop during the 6th Cycle. To identify these sites, the County selected properties where the assessed land value is greater than the assessed improvement value. A land-to-improvement ratio greater than 1.0 indicates that the sites are underdeveloped and are likely to develop because the existing improvements are marginal or aging, clear indications that the site is "ripe" for development. Other factors were also used to determine the likelihood of development, such as age of structure, existing uses, and ability to yield a substantive increase in housing units over existing conditions. The Sites Inventory in the Housing Element represents only a snapshot of existing conditions at a point in time. Over the course of the Housing Element planning period, circumstances for individual properties and owners' intent are fluid, impacting the likelihood for near-term development, which is beyond the control of any local government.

Past Production Trends

Past production trends illustrate that the County is on track to meet the overall goal of 6,700 units produced over the 6th Cycle. Over the 5th Cycle (2013-2020), the County issued permits for 6,627 units, and approved/added capacity for thousands more through specific plans and General Plan amendments. This past production trend clearly demonstrates that the development of 6,700 total units is likely during the 6th Cycle. Furthermore, the County is adopting a suite of programs to further incentivize housing production, with the goal of exceeding the allocation of 6,700 total units.



In Process/Likely Units

The County is already on track to exceed the total RHNA allocation based on approved projects, ADU trends, and discretionary projects currently in review.⁵⁰

At the beginning of this 6th eight-year cycle, the County has already identified 6,500 of the 6,700 RHNA units that are very likely to be built during the period. This includes 1,800 ADUs, recent approvals of 1,938 units in Otay Village 13 and 1,266 units in Otay Village 14, 401 building permits issued between July 2020 and December 31, 2020, and 1,097 units currently pending approval. It should be noted that while recently entitled, Villages 13 and 14 were not included in the Sites Inventory and are not necessary to meet the RHNA. The 6,500 unit total above does not include the 3,158 allowed units in the Otay 250 specific planning area (included as a site in the inventory), or the thousands of other units that can be expected to be approved and permitted during the balance of the eight-year cycle. While many of these approved and pending units will be affordable to moderate-income and above moderate-income households, the robust number of units in the pipeline clearly demonstrates that significantly more than the 6,700 units are likely to be developed during the 6th Cycle.

ADEQUATE SITES

The County has adequate capacity to meet its RHNA for this Housing Element period as shown in *Table C-9*, which summarizes residential development potential for ADUs, approved specific plans, issued building permits, and site capacity. The development considered in this table is consistent with market feasibility studies and takes into consideration the community character as well as development constraints (emergency services, infrastructure, environmental, etc.) when evaluating each site's development potential.

Overall, the County has adequate capacity to address its RHNA for households at all income levels. To meet the RHNA for lower-income families, the Housing Element Sites Inventory relies on sites with densities that allow 24 to 40 du/ac. The Sites Inventory includes capacity for 3,478 very low-and low-income units. Therefore, all of the lower-income housing need can be met with the proposed inventory. A total of 2,912 potential units were identified as suitable for moderate-income households.

Housing for the above moderate-income group can be easily accommodated by approved and in process projects. The combination of the Otay 250 Specific Plan, ADUs, approved discretionary projects, discretionary projects in review, and units that have already been permitted totals

⁵⁰ Units in review are not being counted as credits toward the RHNA, but are still likely to be constructed over the planning period.



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2,711 units, exceeding the above-moderate allocation of 2,709 units. Additionally, residential land in the Village, Semi-Rural, and Rural regional categories designated at densities of 7.3 units per acre and lower offers opportunities for above moderate-income households. The Housing Capacity and Production Portal illustrates that there are tens of thousands of other potential above-moderate units in the Semi-Rural and Rural areas that were not identified in the Sites Inventory.

All sites with opportunities for future housing to accommodate very low-, low-, and moderate-income households are identified by parcel number in the Sites Inventory, which can be found in *Appendix 6-G* and *Appendix 6-H*.

Table C-12: Adequate Residential Capacity by Income

	Very Low (≥ 24 du/ac)	Low (≥24 du/ac)	Moderate (10.9-20 du/ac)	Above Moderate (≤ 10.9 du/ac)	Total
RHNA (2021-2029)	1,834	992	1,165	2,709	6,700
ADUs	270	216	657	657	1,800
Building Permits Issued	12	27	169	193	401
Discretionary Projects Approved (2021)				137	137
Discretionary Projects in Process				177	177
Identified Units	2,290		2,086		4,376
Otay 250 Specific Plan	663			1,547	2,210
TOTAL UNITS	3,235	243	2,912	2,711	9,101
Surplus (deficit)*	1,401	(749)	1,747	2	2,401
*Surplus units will be used to satisfy any deficit in a higher income category.					

NON-VACANT SITES

The County has adequate sites to meet more than 50 percent of its lower-income RHNA through ADUs, building permit credits, or on non-vacant sites. The County accommodates a total of 1,444 units of lower-income capacity through ADUs, credits, and vacant sites, which exceeds the 50 percent of the 2,826 lower-income unit allocation ($1,834 + 992 = 2,826$; $2,826/2 = 1,413$ units).



Table C-13: Non-Vacant Sites Toward the RHNA

Lower Income RHNA Requirement	2,826
50% of Lower Income RHNA	1,413
Otay 250 Specific Plan (Vacant)	663
ADUs	486
Building Permits	39
Other Vacant Sites in Lower-Income Inventory	256
Total Lower Income Accommodated through ADUS, Credits, and Vacant Sites	1,444

Non-vacant sites are an important source of potential development to meet the lower-income RHNA obligations. The inventory identifies capacity for 3,342 units on sites available for very low, low, and moderate-income households on non-vacant sites. Many of these sites were included in prior Housing Element inventories, and are therefore subject to by-right approval of projects that include 20 percent of affordable housing on the site.

Table C-14 illustrates the realistic potential of lower and moderate-income units by the existing use. Single-family residential accounts for the majority of the existing uses, with potential for 1,872 units. Uses classified as “other” accounted for 567 units.⁵¹ The remaining non-vacant sites have existing uses consisting of agriculture, commercial, and light industrial.

Table C-14: Non-Vacant Sites - Existing Uses

Use Type	RHNA Capacity
Single Family Residential	1,870
Agriculture	432
Commercial	370
Light Industrial	103
Other (parking lots, equestrian facilities)	567
Total	3,342

All non-vacant sites have been reevaluated and subjected to a restrictive selection criteria to ensure the sites are likely to be developed within the next eight-years. These non-vacant sites fall into two main categories: non-vacant with existing residential uses and non-vacant with existing nonresidential uses. While a brief description of these uses is provided below, *Appendix 6-j* contains additional analysis for non-vacant sites, including specific site examples and descriptions.

⁵¹ 542 of units classified as “other” are located on an underutilized equestrian center in a County Island.



PROJECT HISTORY FOR NON-VACANT SITES AND LOT CONSOLIDATION

While much residential development in the unincorporated area occurs on vacant or previously agricultural sites, the County has also seen numerous examples of redevelopment of single-family homes, and commercial/industrial properties for housing. *Table C-15: Recent Project Examples* identifies recent examples of projects involving development on non-vacant sites and/or lot consolidation in the unincorporated area. The projects in the unincorporated area are consistent with regional trends: a high demand for housing, combined with a decreased demand for traditional commercial and industrial have facilitated the recycling of underutilized properties towards higher density housing.

Table C-15: Recent Project Examples

Location	Previous Use	Lot Consolidation	Redevelopment Description	Year	Density (du/ac)	Size (acres)
Lakeside	Single Family Home	No	Existing single-family structure was retained and subdivided to build 4 additional single family homes.	2018	2.97	1.68
Lakeside	Multiple Small Lot Single Family Homes	Yes	Single family homes redeveloped into 26 unit condominium project.	2018	11	2.35
Lakeside	Single Family Home	No	Single family home redeveloped to 32 unit apartment complex with recreational amenities.	2017	10.25	3.12
North County Metro	Multiple Single-Family Homes and Agricultural Uses	Yes	5 Single Family homes and agricultural uses are proposed to be consolidated and redeveloped to 70 townhomes.	Pending	9.3	7.52
Fallbrook	Small Commercial/Multi-family and Parking Lot (previous use unknown)	No	Small commercial or residential structures and parking lot redeveloped to 44 affordable apartments.	2011	24.85	1.77



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Table C-15, continued

Location	Previous Use	Lot Consolidation	Redevelopment Description	Year	Density (du/ac)	Size (acres)
Ramona	Vacant	Yes	Multiple adjacent vacant lots consolidated and redeveloped with 31 residential units.	2017	12.55	2.47
County Islands	Single Family, industrial storage, and heavy agriculture (mixed use-site)	No	Site with single family home, equipment, and intensive agriculture redeveloped for 48 residential apartments.	2019	21.72	2.21
Alpine	Multiple Single Family homes and accessory structures	Yes	Two single family homes and accessory structures consolidated and with proposed redevelopment for 38 units of affordable housing.	Approved 2021	20.54	1.85
Spring Valley	Big Box and Strip Commercial Center	Yes	Existing big box and strip commercial center was converted to 92 detached condominium units.	Under Construction	8.9	10.34
North County Metro	Heavy Agriculture/Orchard and Accessory Uses, Equestrian Center	Yes	Existing agricultural land (avocado orchard) converted to 326 residential units, amenities, parks, and trails.	2018	2.19	149.00
Lakeside	Commercial building, automotive repair, industrial/storage, single-family dwelling	Yes	Existing commercial, industrial, and single-family parcels consolidated and redeveloped for a 57 unit density bonus project.	2020	19.86	2.87
Lakeside	Existing single-family unit and accessory structure	No	Existing proposed single-family unit to be redeveloped for 35-unit density bonus project.	2021	20.23	1.73



While many of the projects that were built on non-vacant sites or took advantage of lot consolidation were lower density, the County is including this program in its Housing Element to further encourage development on smaller sites, facilitate lot consolidation, and otherwise remove constraints that may preclude redevelopment.

NON-VACANT RESIDENTIAL USES

The non-vacant residential sites that have been identified include sites in the Village Residential designations with maximum densities of 15, 20, 24 and 30 du/ac that have an existing single-family detached residence. The permitted densities ensure that there is a minimum net development potential of at least six times the existing residential for a 0.5-acre lot. A 10-acre site in a VR-20 area would have a net potential yield of nearly 200 times the existing dwelling units. The substantial potential for new housing units will create incentives for the redevelopment and intensification of these existing homes.

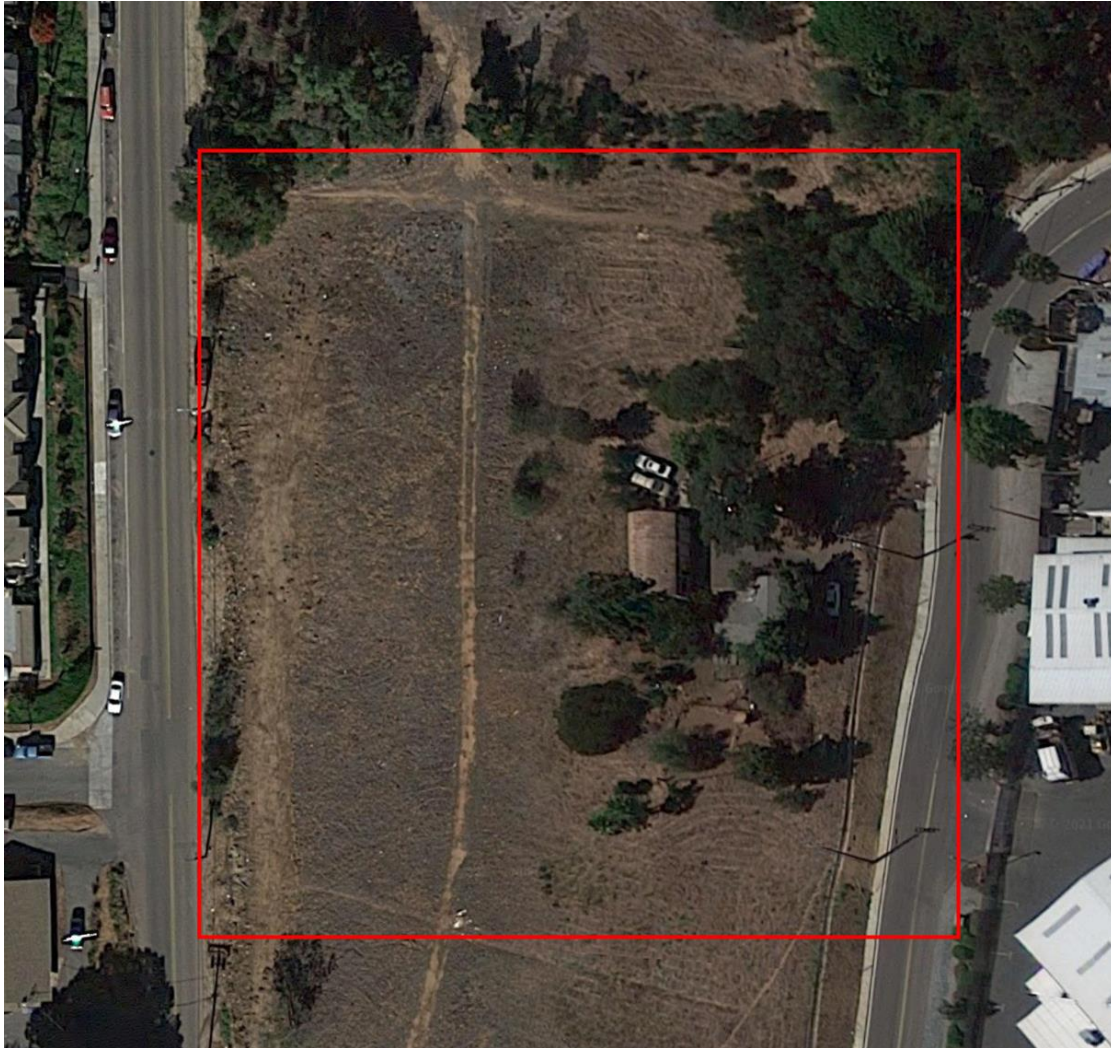
Properties with apartments, condominiums, and group-homes were not identified in the Sites Inventory. The County has seen many examples of single-family homes being redeveloped for higher density residential uses, as shown in *Table C-15: Recent Project Examples*. The County filtered potentially eligible sites to only select those with structures containing relatively low improvement values, as well as a preference for large sites. The combination of both the restrictive filters (such as the lot size and limits on improvement value), along with recent project history gives substantial evidence that the existing residential uses would not preclude or constrain redevelopment for higher density uses. A total of 1,870 units of lower- and moderate -income capacity are included on sites with existing single-family residential uses.

Example: Non-Vacant Residential Site

Figure 6-C-1 below illustrates an example of a non-vacant residential site included in the inventory. The site is located in Fallbrook, has an existing single-family home and accessory structure, along with minor agricultural uses. The existing zoning allows for a realistic estimate of 38 new units to be constructed on the property. Adjacent properties are developed with multifamily uses. Based on recent trends, the existing use is likely to be discontinued and redeveloped in the planning period.



Figure 6-C-1: Non-Vacant Residential Site



NON-VACANT, NONRESIDENTIAL USES

In addition to the strict selection criteria and potential dwelling unit yield factors above, the nonresidential, non-vacant sites in the inventory are only from zones with similarly maximum density yields of 20 du/ac or greater suitable for development of housing for lower-income households. This category includes sites that were previously identified as “vacant” but do not meet HCD’s current criteria for “vacant” sites. These include “semi-vacant” sites with active uses but few physical improvements (e.g., properties used for agriculture, parking lots, and minor improvements such as sheds, or shade structures.)

Excluded from the Sites Inventory were public/quasi-public, governmental, religious, institutional, transportation, and multi-family uses. These sites were also evaluated with the use of aerial and street view imagery to identify and exclude any observable conditions that might



otherwise prevent or discourage redevelopment within the next eight-year period. Such conditions would include obvious recent capital improvements and new construction, and/or evidence of high revenue generation. Non-vacant, nonresidential uses included in the Sites Inventory have large lots, aging structures, and low improvement values. These properties are generally located in areas of the County with the best access to transportation, amenities, and jobs, making them ideal for new residential growth. Furthermore, the Housing Element contains goals, policies, and implementation actions that make it likely that these properties will be redeveloped for residential uses in the future. Program 3.1.1.H commits the County to reevaluating residential in commercial zoning, and take actions to make the existing mixed-use zoning standards more clear and transparent by creating objective standards for residential development in mixed-use zones. Program 3.1.2 includes commitments to work with regional agencies, other local governments, and developers to encourage new housing development in transit-rich neighborhoods. These programs, along with the other ongoing constraint reduction programs listed in Table 6-B-8, further increase the likelihood that non-vacant properties with high residential potential will be redeveloped during the planning period.

As demonstrated in Table C-15: Recent Project Examples, multiple recent projects have involved the conversion of non-vacant nonresidential uses to housing. One project in Spring Valley underwent a General Plan Amendment and converted a commercial shopping center to housing and residential amenities. Another in a County Island converted a site used for industrial storage and agriculture to high-density apartments. The Sites Inventory contains underutilized commercial, agricultural, and light industrial sites parcels exhibiting similar existing conditions to those that were redeveloped. In particular, underutilized commercial properties are facing strong redevelopment pressures, both regionally and in the unincorporated area. The Market Conditions section below describes the challenges facing retail and nonresidential uses, further illustrating that these sites are likely to be redeveloped during the planning period. A total of 1,472 units of lower- and moderate-income unit capacity are included on sites with existing nonresidential uses.

Example: Non-Vacant, Nonresidential Site #1

Figure 6-C-2 below illustrates an example of a non-vacant, nonresidential site included in the inventory. The site is located in Fallbrook, and is currently used for commercial/industrial purposes. The existing use largely consists of parking and storage, with three structures. The structures are aging and have low improvement values. The existing uses and structures will not preclude or prevent redevelopment, and the use is likely to be discontinued in the short term.



Figure 6-C-2: Non-Vacant, Nonresidential Site #1

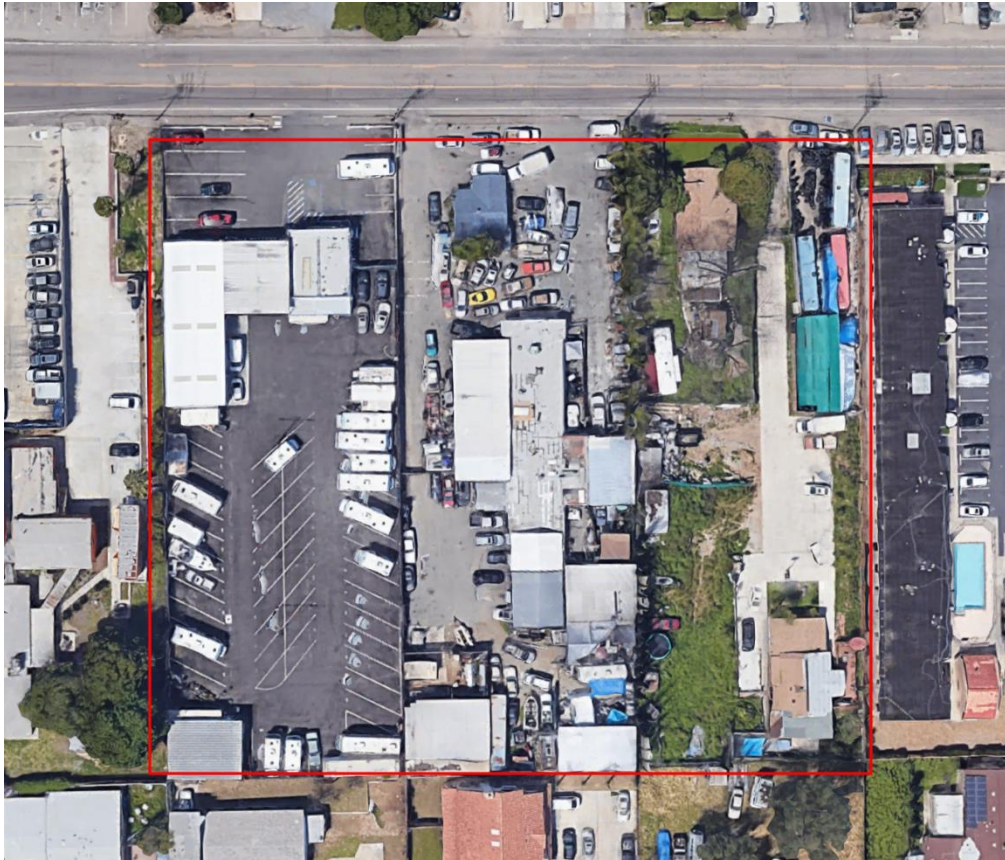


Example: Non-Vacant, Nonresidential Site #2

Figure 6-C-3 illustrates another example of a non-vacant, nonresidential site included in the Sites Inventory. The site(s) are located in Spring Valley, and with existing uses across multiple parcels including light industrial, underutilized commercial, and a few detached residential units. The existing improvements have low values, and the structures and properties appear to be in aging and/or in need of repairs. Additionally, much of each lot is utilized for storage or parking. Finally, these properties are adjacent to other residential uses (both multi-family and single family). Given the existing uses and recent project trends, these properties are likely to be redeveloped during the 6th Cycle.



Figure 6-C-3: Non-Vacant, Nonresidential Site #2



Additional descriptions of non-vacant sites, existing typologies, and uses are included in *Appendix 6-J*.

MARKET CONDITIONS

Fewer than 30 multi-family projects, including three affordable housing projects, have been developed in the unincorporated County since 2011.

Housing has been developed on seven nonresidential sites since 2010. This is evidence that existing market conditions do not prohibit the construction of housing on nonresidential sites. These housing developments on nonresidential sites occurred in six different communities throughout the unincorporated County: Alpine, Valle de Oro/Spring Valley, North County Metro, Rancho Santa Fe, Ramona, and Lakeside. Proposed eligible sites are located in many of these same communities.

Many of the limited nonresidential areas in the unincorporated County have similar market conditions. Relatively isolated areas with low traffic volumes, low population densities, and low



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area employment limit the demand for commercial uses and increase the desirability and feasibility of the development of housing on nonresidential sites.

Global trends have had a significant impact on retail uses. The proportion of total retail conducted through e-commerce has grown steadily from single digit percentages to nearly 12 percent through late 2019. This has had a measurable impact on retailers of all sizes and markets, including those in the unincorporated County. These County commercial areas have limited market sheds due to their relatively remote locations surrounded mostly by very low-density rural and semi-rural residential and agricultural uses. The additional competition from e-commerce makes such areas more precarious for commercial uses. Redevelopment with or for residential uses is a good alternative to declining demand for existing commercial space and provides additional customers to support the remaining commercial uses.

The COVID-19 pandemic has had a dramatic impact on market conditions, and appears to favor more development of housing on nonresidential sites. Competition from e-commerce has contributed to pressure and decline in brick and mortar retail stores of all sizes and locations. The percentage of retail sales via e-commerce has increased nearly 50 percent from 11 percent in the second quarter of 2019 to 16 percent of total retail sales in the second quarter of 2020.⁵² The percentage of online retail sales increased nearly 35 percent from 12 percent in the first quarter of 2020 to 16 percent in the second quarter of 2020 during the early effects of COVID-19 in the United States. Many businesses have gone out of business and are not expected to return. While this proportion of sales can be expected to decline with adaption to and after conclusion of the pandemic, some of the effects are expected to be permanent. The percentage of total sales will likely remain above pre-COVID-19 rates, consistent with the pre-COVID-19 trend.

Another anticipated long-term impact of the COVID-19 pandemic has been the rapid acceleration, expansion, and broad adoption of the long-term trend toward increased telecommuting and remote working. Many office spaces have become vacant, idle, and/or obsolete in this changing employment shift. There is broad evidence of the rapid adaptation and some increased efficiencies in worker productivity as a result of reduced commuting and increased virtual meetings. This has further softened the nonresidential market and creates further opportunities and incentives for redevelopment for or with residential uses.

⁵² [Statista](https://www.statista.com/statistics/187439/share-of-e-commerce-sales-in-total-us-retail-sales-in-2010/#:~:text=Retail%20e%2Dcommerce%20in%20the%20United%20States&text=In%202018%2C%20e%2Dcommerce%20accounted,utilized%20among%20all%20age%20groups.). Quarterly share of e-commerce sales of total U.S. retail sales from 1st quarter 2010 to 2nd quarter 2020. <https://www.statista.com/statistics/187439/share-of-e-commerce-sales-in-total-us-retail-sales-in-2010/#:~:text=Retail%20e%2Dcommerce%20in%20the%20United%20States&text=In%202018%2C%20e%2Dcommerce%20accounted,utilized%20among%20all%20age%20groups.>



The societal changes associated with COVID-19 also reduce some of the previous deterrents to higher-density residential development in the unincorporated County villages, i.e., the long distance and travel times to employment centers. An anticipated permanent increase in work from home will reduce demand for traditional office workspaces. This will result in an increased softness in the long-term market, and an incentive for new remote work environments incorporated into residential development.

As a result of the filtering and exclusions and the significant net remaining residential development potential, the selected sites have the strongest market incentives and no identifiable constraints for the development for housing at densities suitable for lower- and moderate-income households.

AB 1397 requires non-vacant sites and sites that were included in two or more elements to be subject to by-right approval for projects that include at least 20 percent affordable for lower-income households.⁵³ The County will develop a by-right approval program. This will create an additional strong incentive to construct such inclusionary projects and will increase the feasibility and likelihood of development of the inventory sites during the eight-year period.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively furthering fair housing as related to the Sites Inventory is discussed in *Appendix 6-I*.

FINANCIAL RESOURCES

The County has access to a number of funding programs to expand and preserve the affordable housing stock, including preserving low-cost rental housing at risk of converting to market-rate housing. Given the high cost of housing in the San Diego region, multiple funding sources are required to finance an affordable housing project.

HOUSING AND URBAN DEVELOPMENT ENTITLEMENT GRANTS

Community Development Block Grant

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI).

⁵³ California Department of Housing and Community Development. 2020. Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.



CDBG funds can be used for a wide array of activities, including the following:

- Housing rehabilitation
- Down payment and other homeownership assistance
- Lead-based paint screening and abatement
- Acquisition of buildings and land
- Construction or rehabilitation of public facilities and infrastructure
- Removal of architectural barriers
- Public services for low-income persons and persons with special needs
- Rehabilitation of commercial or industrial buildings
- Loans and grants for businesses that provide employment for low-income persons

The County receives an annual allocation of CDBG funds. Funds can be used in seven jurisdictions that comprise the Urban County: the County unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

HOME Investment Partnership

The HOME program was created as part of the 1990 National Affordable Housing Act to provide federal funds for the development and rehabilitation of affordable housing for low-income households. The program gives local governments flexibility to fund a wide range of affordable housing activities through partnerships with private industry and nonprofit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including the following:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Tenant-based rental assistance

The County receives HOME funds annually. However, this funding is used within 13 jurisdictions that comprise the HOME Consortium: the County unincorporated area and the cities of



Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

Emergency Solutions Grant

The Emergency Solutions Grant (ESG) program provides persons experiencing homelessness with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including the following:

- Rehabilitation or remodeling of a building used as a shelter
- Operations and maintenance of a homeless facility
- Essential supportive services (e.g., case management, physical and mental health treatment, substance abuse counseling, and childcare)
- Homeless prevention

ESG funds must be matched dollar-for-dollar with non-federal funds or “in-kind” donations, such as the value of a donated building, supplies and equipment, new staff services, and volunteer time. The County receives ESG funds annually which can be used within the seven-jurisdiction Urban County.

Housing Opportunities for Persons with AIDS

The Housing Opportunities for Persons with AIDS (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low-income persons living with HIV/AIDS. HOPWA funds can be used for a variety of activities, including the following:

- Acquisition, rehabilitation, or new construction of housing units
- Facility operations
- Rental assistance
- Short-term payments to prevent homelessness

The City of San Diego, as the most populous unit of general local government in the San Diego-Carlsbad Metropolitan Statistical Area, is the HOPWA grantee according to the program’s formula allocation process. Changes under the Housing Opportunity Through Modernization Act allow a HOPWA grantee to designate another unit of local government as an alternative grantee, and receive HOPWA funds directly from the federal government. The City of San Diego has



designated the County as the alternative grantee and the County will receive HOPWA funds directly from HUD on an annual basis.

REDEVELOPMENT HOUSING SET-ASIDE

Prior to February 1, 2012, California Community Redevelopment Law required 20 percent of the tax increment generated from a redevelopment project area to be set aside for low- and moderate-income housing activities. The unincorporated County had two redevelopment project areas: Upper San Diego River Improvement Project Area and Gillespie Field Redevelopment Project Area.

On February 1, 2012, state law (AB 26) required the dissolution of all California redevelopment agencies. As a result, redevelopment housing set-aside funds are no longer available to generate future affordable housing. Pursuant to the statute, unobligated project area fund balances are required to be submitted to the County Auditor Controller for distribution to affected taxing agencies.

With the dissolution of redevelopment agencies, the County receives additional General Fund revenues from the Redevelopment Property Tax Trust Fund that would have otherwise been dedicated to affordable housing. These funds are a potential source of revenue that can be used to support the development of affordable housing.

NOTICE OF FUNDING AVAILABILITY

HCDS uses a Notice of Funding Availability (NOFA) process to solicit proposals for affordable housing development and related service programs. Funds are awarded on a competitive basis. Applicants are assessed for their ability to demonstrate that the funding request is necessary to make the development proposal financially feasible and a strategy for leveraging funds is in place. Whether or not discretionary permits are necessary, applicants submitting proposals involving new construction, acquisition, or change of use must present the proposal to the appropriate community planning/sponsor group and request their vote on the project, prior to submittal of the NOFA application. The application must document the community planning/sponsor group's response to the presentation and/or vote on the proposal, if one was taken.

A variety of funding sources may be deployed through the NOFA process and the amount of funding available depends on the balance of funds allocated to activities the NOFA is released for. Funding source requirements are specified in the NOFA and successful proposals must demonstrate compliance with the applicable funding source requirements.



OTHER FUNDING SOURCES

In addition to the previously mentioned funding sources, state and federal sources are periodically made available and the County continually evaluates new programs and applies for funding as needed. Additionally, local funding programs may be developed to address needs identified at the local level.

ADU Fee Waivers

In January 2019, the County Board of Supervisors voted to waive permit and building fees for ADUs. The fee waiver program is estimated to result in a projected potential reduced revenue of up to \$11 million over five years, and a significant savings for applicants that can be used toward the construction of ADUs in the unincorporated County.

OPPORTUNITIES FOR ENERGY CONSERVATION

The County adheres to Title 24 of the International Building Code with regard to energy efficiency requirements. In addition, the County's HOME- and CDBG-funded residential rehabilitation and development programs encourage the use of energy conservation features. Weatherization improvements and installation of energy-efficient systems are eligible activities under the County's rehabilitation assistance programs, such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.

The Global Warming Solutions Act of 2006 requires that the state's global warming emissions be reduced to 1990 levels by 2020. The County offers a Green Building Incentive Program which is designed to promote the use of resource-efficient construction materials, water conservation, and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5 percent reduction in plan check and building permit fees for projects meeting program requirements.

The County's Water Conservation and Landscape Design Manual has been selected by local jurisdictions as a template for a regional Landscape Design Manual aimed at water conservation. The County has also developed a Low Impact Development Handbook, which serves as the guidance structure for the development of best management practices to reduce the amount and toxicity of urban runoff from the built environment. The reduction in impervious surfaces and the use of trees, vegetated swales, and rain gardens not only reduce runoff but also save energy by reducing heat.

In addition to the existing programs, new programs will continue to be implemented through the Conservation and Open Space Element of the 2011 General Plan.



ADMINISTRATIVE RESOURCES

Various government agencies, nonprofit organizations, and private developers form the institutional structure that delivers housing activities and programs in the unincorporated area. These agencies are involved in the new construction, acquisition, rehabilitation, and preservation of housing, including the preservation of low-cost rental housing at risk of converting to market-rate housing.

SAN DIEGO COUNTY AGENCIES

Housing and Community Development Services (HCDS)

HCDS serves as the lead department for the County of San Diego in implementing affordable housing programs and activities and administering HUD entitlement funding. HCDS also serves as the County's public housing agency through the Housing Authority of the County of San Diego. Key housing programs administered by HCDS include:

Rental Housing Assistance Programs:

- Section 8 Housing Choice Vouchers, Project-Based Vouchers, and Preservation Vouchers
- Family Self-Sufficiency
- Housing Opportunities for Persons with AIDS
- Moderate Rehabilitation
- Emancipated Foster Youth
- Family Unification
- Mainstream
- Veterans Affairs Supportive Housing (VASH)
- HOME Tenant-Based Rental Assistance

Community Development Programs:

- Home Repair Loan Program
- Down Payment and Closing Cost Assistance Program
- Community Development Block Grant Program



- Affordable Housing Development
- Programs to address homelessness

Public Housing Developments (all properties are outside the unincorporated County):

- Dorothy Street Manor — Chula Vista (22 family units)
- L Street Manor — Chula Vista (16 family units)
- Melrose Manor — Chula Vista (24 family units)
- Towncenter Manor — Chula Vista (59 senior units)
- Firebird Manor — San Marcos (38 family units)

Planning & Development Services

Planning & Development Services (PDS) is responsible for planning and managing the use of land in the unincorporated County. Specifically, PDS is responsible for reviewing and processing development applications, including residential development proposals. Development incentives offered by PDS to facilitate housing development, particularly housing for low- and moderate-income households and households with special needs, include:

- Density bonus
- Expediting permits for lower-income housing
- Farmworker housing fee waiver
- Permitting of second units
- Permitting of mobile/manufactured homes

Health and Human Services Agency

Key housing-related services and programs offered by the Health and Human Services Agency include:

- Foster Home Services
- Homeless Support Services
- Office of AIDS Coordination



NONPROFIT ORGANIZATIONS

By making funding available for affordable housing development, the County partners with non-profit organizations that construct affordable housing or acquire/rehabilitate at-risk housing developments. The County partners with nonprofits that have both the legal and managerial capacity to develop, acquire, or rehabilitate affordable housing. Some of the key nonprofit housing developers active in the region include:

- Affirmed Housing
- Community Housing Works
- Many Mansions
- Meta Housing
- National CORE
- San Diego Habitat for Humanity



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-C ■ HOUSING RESOURCES**

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Appendix 6-D: Review of Accomplishments During Previous Cycle



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APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

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PURPOSE OF REVIEW

State law (California Government Code Section 65588(a)) requires each jurisdiction review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the housing element in attainment of the community's housing goals and objectives
- The progress in implementation of the housing element

According to the State HCD, the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was actually achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from results of the previous element.

REVIEW OF HOUSING ELEMENT IMPLEMENTATION PROGRAMS

The General Plan goals and policies are carried out through an Implementation Plan which consists of implementation measures/programs. The Housing Element action programs are a part of the Implementation Plan. While PDS is the lead for most of these implementation measures, HCDS is a major partner in providing programs that promote and assist affordable housing. HCDS provides financial assistance for subsidized housing developments in the unincorporated County as well as in the incorporated cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. PDS refers to this service area as the Urban County. HCDS also serves as the housing authority for the unincorporated County and 13 of the 18 cities in the County. HCDS is funded by federal programs rather than by the County's general fund, and therefore its ability to act is limited within the scope of the federal funding programs.

Table D-1 documents the County of San Diego's achievements since the 2013 Housing Element update and contains recommendations for program changes to address current and projected needs.



EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

Many HCDS programs serve special needs populations. The County's federal HUD entitlement programs (CDBG, HOME, ESG, and HOPWA) all serve special needs populations either to comply with federal regulations (i.e., HOPWA and ESG) or due to local program design (i.e., HOME TBRAs for special needs groups and CDBG funding allocated to the Home Repair program that serves a large number of seniors each year). Additionally, state funding HCDS receives, such as State ESG and No Place Like Home (NPLH), target special needs groups: homeless/at risk of homelessness and homeless/at risk with a serious mental illness respectively.

In March 2020, the County issued a Notice of Funding Availability (NOFA) to facilitate construction, acquisition, rehabilitation and/or loan repayment of affordable multi-family rental housing and/or transitional housing for extremely low-, very low-, and low-income households by providing gap financing with funding from the Innovative Housing Trust Fund (IHTF). The NOFA provides preferential consideration for affordable housing that serves a special needs group identified in the County's Consolidated Plan (elderly, disabled, large households, female-headed households, and homeless, etc.).

Different programs managed by HCDS have different geographic coverage and data specific to the unincorporated areas is not available. In the future, HCDS will consider tracking accomplishment records by participating jurisdiction. The following are some representative accomplishments:

- Housing Choice Vouchers and Special Tenant-Based Rental Assistance. Of the 10,577 persons assisted by the various rent subsidy programs:⁵⁴
 - 4,578 were seniors aged 65+
 - 6,348 were persons with disabilities
 - 366 were persons with severe mental illness
 - 27 were persons with substance abuse issues
 - 84 persons with HIV/AIDS
 - 10 persons were at-risk and transition-aged youth
 - 1,192 were homeless/chronically homeless
 - 734 were veterans

⁵⁴ A person can fall into multiple categories. The unduplicated count is 7,713 vouchers for special needs groups.



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APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

- Home Repair:
 - 318 households in the unincorporated areas assisted with Home Repair loans and grants between 2010 and 2020. A significant portion of the assisted households are seniors.

HOPWA (Housing Opportunities for Persons with AIDS) funds are dedicated to benefit this special needs group. Funds are managed by the City of San Diego and benefit persons with HIV/AIDS throughout the County. The County HCDS receives HOPWA funds to operate the Tenant-Based Rental Assistance that benefitted 80 households and provide resource identification services for eligible persons.



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Table D-1: Housing Element Program Accomplishments: 2013-2020

Program Number	Name of Program	Objective	Accomplishments
3.0	Housing		
3.1	Community Development		
3.1.1	Regional Housing Needs		
3.1.1.A	Residential Sites Inventory	Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	<p>A new updated GIS mapping application launched in late 2012, available to both staff and members of the public, which identifies parcels included in the Housing Element Residential Sites Inventory. The County also developed a Housing Production and Capacity Portal (https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html) that tracks construction and remaining capacity for residential development.</p> <p>Continued Appropriateness: Modified</p> <p><i>This program is updated to reflect the new 6th Cycle RHNA. A separate program (3.1.1.G in 6th Cycle HE) focuses on modifying the existing GIS application to accurately track developments on Housing Element RHNA sites for RHNA progress and SB 166 No Net Loss requirements.</i></p>
3.1.1.B	Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	<p>The updated GIS mapping application identifies parcels included on the Sites Inventory. Procedures for planners reviewing discretionary project applications include the use of the GIS mapping application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.</p> <p>Continued Appropriateness: Modified</p> <p><i>Using the GIS application to monitor development on Housing Element RHNA sites should not be a regulatory procedure. A separate program (3.1.1.G in 6th Cycle HE) focuses on modifying the existing GIS application to accurately track developments on Housing Element RHNA sites for RHNA progress and SB 166 No Net Loss requirements.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.1.C	Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element (HE) to meet the County's Regional Housing Needs Allocation (RHNA), should the Sites Inventory not be approved by State HCD. Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	<p>The Fifth Revision (5th Cycle) of the Housing Element, as approved by HCDS, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.</p> <p>Continued Appropriateness: Modified</p> <p><i>The 6th Cycle Housing Element includes new program 3.1.1.B (By-Right Approval for Projects with 20 Percent Affordable Units) and new program 3.1.1.C (Zoning Ordinance Amendments to Achieve Maximum Density) in order to comply with the adequate sites requirements for the RHNA.</i></p>
3.1.1.D	Publicly Available Sites Inventory	Make the inventory of very low-, low- and moderate-income residential sites (2,085 very low, 1,585 low and 5,864 moderate) publicly available on the County website and at the zoning counter.	<p>The Available Sites Inventory from the 5th Cycle Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html.</p> <p>Continued Appropriateness: Modified and combined with 3.1.1.A</p> <p><i>Pursuant to new state law, the RHNA Sites Inventory will need to be prepared in Excel in a form provided by HCD. The Sites Inventory will be submitted to the state electronically and will also be available on the County website. In developing the Sites Inventory, the County will examine the feasibility of County-owned properties for residential uses.</i></p>
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately initiated amendments to the General Plan for large scale developments to include an affordable housing component.	<p>This program is included in the County's pending work program. Staff received Board direction in October 2018 as part of the actions taken when receiving the report "Options to Improve Housing Affordability in the Unincorporated Area" to prepare an economic analysis and criteria and to return to the Board for consideration of a General Plan Amendment (GPA) affordable housing program and a GPA inclusionary ordinance.</p> <p>Continued Appropriateness: Modified</p> <p><i>The 6th Cycle Housing Element includes new program 3.1.1.B (By-Right Approval for Projects with 20 Percent Affordable Units) and new program 3.1.1.E (Low to Moderate Income Inclusionary Housing Ordinance).</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.1.F	Constraints to Development in Standards / Guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	<p>The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.</p> <p>Continued Appropriateness: Modified</p> <p><i>Pursuant to SB 330, the County should be developing objective development standards and design guidelines. The 6th Cycle Housing Element includes new program 3.1.1.F (Objective Standards).</i></p>
3.1.1.G	Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Assessment (RHNA), should the Sites Inventory not be approved by State Housing and Community Development (HCD). Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	<p>This measure turned out to be unnecessary because the Fourth Revision (4th Cycle) of the Housing Element was adopted and certified by State HCD before the end of the planning period.</p> <p>Continued Appropriateness: Removed</p>
3.1.1.H	RHNA Allocation for next HE Cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	<p>The last update to the Housing Element was adopted in March 2017 (midway through the planning period).</p> <p>Continued Appropriateness: Completed</p> <p><i>The County participated in the RHNA process. However, working with SANDAG on the RHNA is a routine staff function and does not need to be considered a Housing Element program in the 6th Cycle Housing Element.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.1.I.	Housing Element Update	Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	HCD adopted and approved the Fifth Revision (5th Cycle) of the Housing Element in 2013. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report. Continued Appropriateness: Removed <i>Reviewing and revising housing goals and policies is part of the Housing Element update and not a Housing Element program.</i>
3.1.1.J	Residential Sites Inventory Analysis	Identify sites for the next HE Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	The next update to the Housing Element was adopted in March 2017 (midway through the planning period). Continued Appropriateness: Removed <i>See new programs 3.1.1.A through 3.1.1.H in the 6th Cycle Housing Element.</i>
3.1.1.K	Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next HE cycle.	Sites identified in the Fifth Revision (5th Cycle) of the Housing Element were added to the GIS layer in 2013. Continued Appropriateness: Removed <i>See new programs 3.1.1.A through 3.1.1.H in the 6th Cycle Housing Element.</i>
3.1.2	Village Development		
3.1.2.A	Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	The County's traffic impact fees were updated in 2012, discounting fees in Village core areas to facilitate development in transit nodes. The County has established form-based codes for Ramona, Alpine, and Fallbrook that will enable development applications to process through an administrative permit and will also facilitate development in the Village transit nodes. Continued Appropriateness: Modified <i>Village development continues to be an important strategy for meeting the County's RHNA and housing goals. See program 3.1.2.A (Transit Nodes) in the 6th Cycle Housing Element.</i>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.2.B	Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	<p>The Twin Oaks Community Plan scope of work includes development of a focus area plan for the area around the Buena Creek light rail station.</p> <p>Continued Appropriateness: Modified and combined with 3.1.2.A</p>
3.1.2.C	Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone)	<p>Mixed-use zoning is considered part of the community planning process. Community plans are being updated by the communities of Alpine (began 2017), Valley Center (began January 2019) and Twin Oaks (began in 2020). Community plan updates will further the goals of the General Plan through land use changes.</p> <p>Continued Appropriateness: Replaced</p> <p><i>A new program 3.1.2.B (Community Planning) is included in the 6th Cycle Housing Element to address mixed-use zoning in Community Planning Areas.</i></p>
3.1.2.D	Legislation for Workforce and Affordable Housing	Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	<p>The County coordinates with the Office of Strategic and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not considered a Housing Element program.</i></p>
3.1.2.E	Achievement of Maximum Density	Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	<p>The County initiated the process of updating its Land Development Code and community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities. The Land Development Code update will not change the General Plan. Community plan updates will further the goals of the General Plan through land use changes. The County also updated its Density Bonus Ordinance to offer additional incentives beyond state law requirements.</p> <p>Continued Appropriateness: Modified</p> <p><i>See new program 3.1.1.C in the 6th Cycle Housing Element.</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.2.F	Multi-family Housing Design Guidelines	Seek grant funding to develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	<p>While the County continues to seek grant funding for community plan and design guideline updates, the following actions were undertaken:</p> <ul style="list-style-type: none"> ▪ In May 2012, the County prepared Residential Design Guidelines that included guidelines for multi-family housing in single-family neighborhoods. ▪ The County is in the process of updating its Land Development Code and community plans. <p>Both efforts are investigating ways to update/amend plan policy and code to include a diversity of housing product types while maintaining community character. The Land Development Code update will not change the General Plan.</p> <p>Continued Appropriateness: Replaced</p> <p><i>The County completed the Multi-Family Housing Design Guidelines in 2012. This program is replaced with new program 3.1.2.B (Community Planning) in the 6th Cycle Housing Element.</i></p>
3.1.2.G	Multi-family Housing on Lower Density Designated Lands	Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be	<p>In May 2012, the County prepared Residential Design Guidelines that included guidelines for multi-family housing in single-family neighborhoods. In October 2018, the Board of Supervisors provided direction, as part of the actions taken when receiving the report titled "Options to Improve Housing Affordability in the Unincorporated Area," to develop a program and return to the Board for consideration on increasing the maximum number of incentives and concessions allowed to encourage the use of the density bonus program and to expand the program to target middle income individuals and families earning between 120 percent and 150 percent AMI.</p> <p>Continued Appropriateness: Replaced</p> <p><i>Several programs in the 6th Cycle Housing Element address this topic: 3.1.2.B (Community Planning); 3.1.3.A (Development Code Cleanups on Building Types); and 3.1.4.A (Zoning Ordinance Amendments for Accessory Dwelling Units).</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
		consisted with Multi-family Housing Design Guidelines (<i>See implementation measure 3.1.2.F</i>).	
3.1.2.H	Amenities in Large Developments	Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	<p>As a part of the ongoing community plan update process, plan goals and policies related to amenities, parks, and accessibility are reviewed and evaluated for update. Community plan updates will further the goals of the General Plan through land use changes.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is routine planning process and principle and not considered a Housing Element program. The 6th Cycle Housing Element may include a program to facilitate housing development through the Community Planning process (see new program 3.1.2.B). The new Community Planning program will tie in with the Residential Sites Inventory program regarding specific priorities for communities and reference the principle of including these amenities. This can also be reworked into a policy statement.</i></p>
3.1.2.I	Redevelopment Districts	Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	<p>Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.</p> <p>Continued Appropriateness: Removed</p>
3.1.2.J	Facilitating Revitalization	Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include but are not limited to Redevelopment activities or zoning incentives.	<p>Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved. The County is currently analyzing a potential Transfer of Development Rights (TDR) pilot program in Alpine that may help incentivize development in underutilized sites by allowing a transfer of additional density from other sites in the county.</p> <p>In October 2018, County staff received Board direction, as part of the actions taken when receiving the report titled "Options to Improve Housing Affordability in the Unincorporated Area," to:</p>



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APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<ul style="list-style-type: none">▪ Prepare plans and implement a program on Preapproved Plans and Programs Development,▪ Develop a program and return to the Board for consideration on waiver of impact and permit fees,▪ Prepare an ordinance and return to the Board for consideration of accessory dwelling units and junior accessory dwelling units, and▪ Monitor implementation of programs in other jurisdictions and report back to the Board in one year for consideration of subsidizing construction of ADUs. <p>Continued Appropriateness: Removed</p> <p><i>With the dissolution of redevelopment agencies, this program is no longer relevant. This may be replaced with the Community Planning process as a tool to revitalize neighborhoods (new program 3.1.2.B in the 6th Cycle Housing Element).</i></p>
3.1.3	Maximum Development Yield in Villages		
3.1.3.A	80 Percent Gross Density	Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	<p>The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. This program is part of the County work plan, and the need for zoning changes will be evaluated further. The County has initiated the process of updating its Land Development Code and its community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities. The Land Development Code update will not change the General Plan.</p> <p>Continued Appropriateness: Modified</p> <p><i>Pursuant to new state law (AB 1397), development potential of the Sites Inventory should be estimated based on realistic achievable densities or minimum densities of the zones. As part of the Sites Inventory analysis (underway), the consultant team will develop average development densities achievable in various zones to be used in the updated Sites Inventory in</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>estimating potential capacity. See new program 3.1.1.C (Zoning Ordinance Amendments to Achieve Maximum Density) in the 6th Cycle Housing Element.</i>
3.1.3.B	Multi-family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	<p>The building types allowed by zoning were revised with the General Plan update to ensure properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density. However, a technical cleanup is needed to capture all relevant properties.</p> <p>Continued Appropriateness: Modified</p> <p><i>See new program 3.1.3.A (Development Code Cleanups on Building Types) in the 6th Cycle Housing Element.</i></p>
3.1.3.C	Smaller Single-family Lots	Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	<p>The County is in the process of updating its Land Development Code and its community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities, including a focus on providing a variety of multi-family and small-lot single-family land uses in Villages. The Land Development Code update will not change the General Plan. Community plan updates will further the goals of the General Plan through land use changes.</p> <p>Continued Appropriateness: Modified</p> <p><i>Several programs in the 6th Cycle Housing Element address this topic: 3.1.2.B (Community Planning); 3.1.3.A (Development Code Cleanups on Building Types); and 3.1.4.A (Zoning Ordinance Amendments for Accessory Dwelling Units).</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.4	Efficient Development Patterns		
3.1.4.A	Decouple Minimum Lot Size from Density	Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.	<p>The adoption of the General Plan Update in August 2011 achieved this measure.</p> <p>Continued Appropriateness: Completed and removed</p>
3.1.4.B	Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups. (<i>Refer to the Conservation Subdivision Program, measure 5.1.2.D.</i>)	<p>Development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011) completed this program, providing direction on how to best design a residential subdivision to meet General Plan objectives while preserving environmental resources.</p> <p>Continued Appropriateness: Completed and removed</p>
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	<p>In May 2012, the Board of Supervisors adopted the Residential Subdivision Design Guidelines as a reference document providing direction and guidance on how best to design residential subdivisions to meet objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. County staff use the Guidelines in reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.</p> <p>Continued Appropriateness: Completed and removed</p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.5	Second Unit and Accessory Apartments		
3.1.5.A	Second Unit Construction	Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	<p>Between 2018 and 2020, the County issued 600 second unit permits. The permitting process is available on the County website at: https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-611.pdf.</p> <p>Continued Appropriateness: Modified</p> <p><i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i></p>
3.1.5.B	Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	<p>Zoning Ordinance revisions completed in February 2019 facilitate the development of second dwelling units.</p> <p>Continued Appropriateness: Modified</p> <p><i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i></p>
3.1.5.C	Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	<p>Zoning Ordinance revisions completed in February 2019 facilitate the development of second dwelling units.</p> <p>Continued Appropriateness: Modified</p> <p><i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i></p>
3.1.6	Mobile and Manufactured Homes		
3.1.6.A	Mobile/ Manufactured Homes	Implement procedures that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	<p>Single mobile/manufactured dwelling units are a by-right use on lots zoned for single-family residential use. Between 2013 and 2019, the County issued a total of 360 permits.</p> <p>Continued Appropriateness: Removed</p> <p><i>Mobile/manufactured homes are regular housing units. Permitting such homes is a routine planning function and does not need to be considered a Housing Element program.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.6.B	Mobile Home Park Lots	To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be converted to condominium lots in individual mobile home park lots, even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. These changes would bring the County into compliance with state law to remove occupancy restrictions so that residents can become permanent owners.	Revisions to the County's Subdivision Ordinance addressed the issue and completed this program. Continued Appropriateness: Completed and removed
3.1.6.C	Special Occupancy Park	Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit. Continued Appropriateness: Removed <i>This is a routine planning function and does not need to be considered a Housing Element program.</i>
3.1.7	Energy Conservation		
3.1.7.A	Energy Efficiency Improvements	Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	HCDS offered the Home Repair Loan Program, a residential rehabilitation program, which provided 279 low-interest loans to eligible homeowners for home improvement between 2013 and 2019. The program encouraged homeowners to use funds for energy conservation improvements such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades. The program also encouraged developers to include energy-efficient features in all HCDS-funded affordable housing development projects. Continued Appropriateness: Modified



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>See new programs 3.1.5.A (Build Green Incentive Program), program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits), and program 3.4.2.A (Single-Family Home Repair Program) in the 6th Cycle Housing Element.</i>
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	<p>HCDS offered the Home Repair Loan Program, a residential rehabilitation program, which provided 279 low-interest loans to eligible homeowners for home improvement between 2013 and 2019. The program encouraged homeowners to use funds for energy conservation improvements such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades. The program also encouraged developers to include energy-efficient features in all HCDS-funded affordable housing development projects.</p> <p>Continued Appropriateness: Modified</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element, and 3.4.2.A (Single Family Home Repair Program).</i></p>
3.1.7.C	Build Green Program	Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings. (Build Green Program)	<p>Between 2013 and 2015, the County issued 46 permits as part of its Green Building Incentive Program, which is designed to promote the use of resource-efficient construction materials, water conservation, and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5 percent reduction in plan check and building permit fees for projects meeting program requirements.</p> <p>Continued Appropriateness: Modified</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.7.D	Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	<p>San Diego County's previous Landscape Ordinance required all new commercial projects with over 1,000 square feet and single-family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The current Landscape Ordinance, effective May 27, 2016, requires any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For projects between 500 and 2,500 square feet, the County now has a more streamlined process called the Prescriptive Compliance Option.</p> <p>Continued Appropriateness: Removed</p> <p><i>Implementing existing municipal code is not a Housing Element program.</i></p>
3.1.7.E	Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	<p>The County continues to implement its Low Impact Development Standards to reduce urban runoff and heat produced by paved and impervious surfaces.</p> <p>Continued Appropriateness: Removed</p> <p><i>Implementing existing municipal code is not a Housing Element program. Energy conservation can be included in the 6th Cycle Housing Element as policy statements. The rehabilitation loan program offered by the County includes energy-efficiency improvements as allowable expenses.</i></p>
3.1.7.F	SDG&E Conservation Programs	Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the PDS Lobby.	<p>The County maintains an Energy Efficiency Standards web page, along with an information display in its lobby. http://www.sdcountry.ca.gov/pds/bldg/energy-stds.html</p> <p>Continued Appropriateness: Removed</p> <p><i>The County has no active role in SDG&E programs. Such outside resources can be incorporated in the Housing Resources and Opportunities section of the 6th Cycle Housing Element but do not need to be considered a Housing Element program.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.7.G	Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	<p>The County established an online permitting process in 2013. On April 8, 2015, the Board of Supervisors amended the County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems. Between 2013 and 2019, the County issued 36,816 residential and 134 commercial roof-mounted solar PV permits and 149 EV charging station permits. HCDS continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments.</p> <p>Continued Appropriateness: Modified and combined</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element.</i></p>
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	<p>This program is partially complete. All new construction is required to create landscape water budgets to ensure new construction uses the latest irrigation technology to conserve water. As of 2015, the County was evaluating the feasibility of an amendment of the County's Green Building Incentive Program to expand the incentive for water conservation via gray water systems and to include other water conservation measures such as low-flow fixtures.</p> <p>Continued Appropriateness: Removed</p> <p><i>This may be discussed in the Housing Resources and Opportunities section of the 6th Cycle Housing Element but does not need to be considered a Housing Element program.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.2	Lower Income Housing Development		
3.2.1	Density Bonus Incentives		
3.2.1.A	Density Bonus for Senior Housing	Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	<p>The County continues to implement density bonus provisions to encourage senior housing in Village areas and transit nodes.</p> <p>Continued Appropriateness: Modified</p> <p><i>New programs 3.2.1.A (Density Bonus Ordinance Update) and 3.2.1.B (Density Bonus Projects) in the 6th Cycle Housing Element address the provision of density bonus incentives for affordable and special needs housing production.</i></p>
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	<p>The HCDS and PDS websites include information about the density bonus program. Additionally, HCDS staff continues to work with developers with density bonus permits to implement development agreements to ensure long-term affordability restrictions on units earmarked for affordable housing. Between 2013 and 2015, no new density bonus contracts were signed. The economic downturn and reduced affordable housing financing created a slowdown with affordable housing development attributable to the lack of progress toward this goal.</p> <p>Continued Appropriateness: Modified and combined with 3.2.1.A</p> <p><i>The 6th Cycle Housing Element may include a program on facilitating affordable housing, including more actively promoting or facilitating the use of density bonus, pursuing inclusionary housing, etc.</i></p>
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance.	<p>The Housing Coordinator annually reviews density bonus provisions for compliance with state law.</p> <p>Continued Appropriateness: Removed</p> <p><i>Maintaining compliance with state law is a routine staff function and not a Housing Element program.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.2.2	Affordable Housing Resources		
3.2.2.A	State and Federal Funding Opportunities	Explore funding opportunities available at the state and federal levels.	<p>Between 2013 and 2019, HCDS received federal entitlement grant funding for housing opportunities:</p> <ul style="list-style-type: none">▪ \$26,450,426 Community Development Block Grant (CDBG) funds▪ \$17,623,114 in Home Investment Partnerships (HOME) funds▪ \$2,197,433 in federal Emergency Solutions Grant (ESG) funds▪ \$453,822 in State ESG funds▪ \$22,231,162 in Housing Opportunities for People with AIDS (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region <p>Between 2014 and 2019, HCDS also received funding from state programs:</p> <ul style="list-style-type: none">▪ In 2014, State CalHome awarded HCDS \$1.5 million for its first-time homebuyer program.▪ In 2017, HCDS applied to the state for approximately \$130 million in funding through the No Place Like Home Funds.▪ In 2018, HCDS applied to the state for approximately \$12.7 million in funding through the No Place Like Home Program, and \$2.5 million through the California Emergency Solutions in Housing program.▪ In 2019, the state awarded HCDS \$36,704,598 in funding through the No Place Like Home Program and \$1,402,727 in funding through the California Emergency Solutions in Housing Program. <p>State ESG, No Place Like Home, and California Emergency Solutions in Housing funding serve the entire region.</p> <p>In collaboration with PDS in 2019, HCDS also applied for \$650,000 in funding from California Housing and Community Development under the Planning Grant Program. Funding under this program aims to streamline approval of housing and increase housing production.</p> <p>Continued Appropriateness: Modified and replaced</p>



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Program Number	Name of Program	Objective	Accomplishments
			<i>Program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element addresses funding sources for affordable housing development.</i>
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	<p>In 2018, the Board of Supervisors approved a \$25 million Innovative Housing Trust Fund for the purpose of creating new affordable housing units and preserving at-risk affordable housing.</p> <p>In 2019, No Place Like Home Program awarded the County of San Diego \$36,704,598 for the purpose of creating new affordable housing units.</p> <p>In 2019, the Board of Supervisors allocated \$25 million in local funds to the Innovative Housing Trust Fund for affordable housing development.</p> <p>HCDS's Notice of Funding Availability (NOFA) process also encouraged developers to leverage other funding sources, such as private equity loans from lending institutions; funds from federal, state or local programs, such as Low-Income Housing Tax Credits, Tax-Exempt Multi-family Housing Revenue Bonds, and the US Department of Housing and Urban Development's Senior Preservation Rental Assistance Contracts; or the State of California's Multi-family Housing Program, Affordable Housing and Sustainable Communities Program or Veteran Housing and Homeless Prevention Program.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element addresses funding sources for affordable housing development.</i></p>
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	Prior to being declared surplus and available for sale or lease, information regarding any County-owned properties being considered for a surplus declaration is routed to all County departments to determine if there are any County uses for the property. PDS, HCDS, and other relevant departments use this information to evaluate affordable housing suitability. Additionally, the County reviewed potential for development of the vacated East Valley Parkway, Escondido, HHSA FRC Site for affordable housing in 2016.



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Program Number	Name of Program	Objective	Accomplishments
			Continued Appropriateness: Modified <i>This is now included as program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i>
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing	<p>Information regarding County-owned property considered for a surplus declaration was routed to all County departments to identify any possible County uses for the property. PDS, HCDS, and other relevant departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing.</p> Continued Appropriateness: Modified and combined <i>This is now combined with program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i>
3.2.2.E	Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	<p>HCDS did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development between 2013 and 2019.</p> Continued Appropriateness: Removed
3.2.3	Rental Assistance		
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions.	<p>The Housing Authority of the County of San Diego (HACSD) continues to administer the Housing Choice Voucher (HCV) program for the unincorporated area and 13 other jurisdictions in the County. Between 2013 and 2019, the County administered 12,190 vouchers (an average of 1,741 annually) in the unincorporated areas, based on available funding and participant choice. This includes HCV, VASH, preservation, project based, and homeownership programs.</p> Continued Appropriateness: Modified <i>See program 3.2.4.A (Housing Choice Vouchers (HCV)) in the 6th Cycle Housing Element.</i>
3.2.3.B	Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Between 2013 and 2019, HACSD administered 38 Tenant-Based Rental Assistance (TBRA) programs to 1,786 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds.



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>Also, 169 TBRA vouchers were used in the unincorporated area, based on participant choice.</p> <p>On average, HACSD annually administered five TBRA programs to 255 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds, and 24 TBRA vouchers were used annually in the unincorporated area. In addition, HCDS contracted with South Bay Community Services to administer Domestic Violence TBRA vouchers in 2013 and 2014. The Domestic Violence TBRA program ended in May 2014.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.2.4.B (Tenant-Based Rental Assistance) in the 6th Cycle Housing Element.</i></p>
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	<p>HCDS administered 15 landlord/owner workshops between 2013 and 2016. In 2015, HCDS began developing the Landlord Liaison Program and working with the 25 Cities effort and the Veterans Administration to perform outreach and inform landlords, property owners, and managers about the HCV program. In 2016, HCDS implemented the Landlord Incentive Program to provide monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. In 2016, HCDS presented two Landlord Engagement Breakfasts and co-chaired a biweekly Opening Doors Landlord Engagement Committee developed to engage landlords interested in renting to veterans. In 2017, HCDS employed Housing Navigators to assist clients using landlord incentives to connect to landlords and mitigate issues in the process. Housing Navigators work closely with Landlord Liaisons. In 2019, HCDS hosted four Landlord Seminars, attended by 119 participants, to provide information about the Landlord Incentive Program.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.2.4.C (Outreach and Education to Landlords) in the 6th Cycle Housing Element.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.2.4	Mortgage Credit Certificates		
3.2.4.A	Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	<p>On behalf of HCDS, Affordable Housing Applications issued 85 Mortgage Credit Certificates (MCC) between 2013 and 2014. As of November 2014, qualified homebuyers obtain MCCs through the California Housing Finance Agency (CalHFA). CalHFA issued 243 MCCs in the unincorporated area between 2014 and 2018.</p> <p>Continued Appropriateness: Removed</p>
3.2.5	Down Payment and Closing Cost Assistance		
3.2.5.A	Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	<p>HCDS contracted with Money Management, Inc., to conduct homebuyer education courses and counseling sessions in 2013 and 2014. A total of 447 persons received counseling/orientation between 2013 and 2014. This contract ended in June 2014. The County then offered reimbursement to individuals that attended any HUD-approved homebuyer counselor sessions if they became homeowners under the County's Down Payment and Closing Cost Assistance (DCCA) (first-time homebuyer) program (2015) or if they received funding thorough the CalHome Program (2016 to 2019). A total of 214 persons received counseling/orientation in between 2015 and 2019 (46 of these in the unincorporated area).</p> <p>Continued Appropriateness: Removed</p> <p><i>Homebuyer education is a requirement to participate in the DCCA program and is not a separate program.</i></p>
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between in the unincorporated area.	<p>Between 2010 and 2019, a total of 224 low-income households received down payment and closing cost assistance in the unincorporated area; 186 of those households were assisted between 2013 and 2019 through the County's First-time Homebuyer Assistance Program. In December 2014, HCDS collaborated with partner agencies in the region to implement a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators.</p> <p>Continued Appropriateness: Replaced</p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>Program 3.2.5.A (Down Payment and Closing Cost Assistance Program) in the 6th Cycle Housing Element addresses the provision of homebuyer assistance through the Down Payment and Closing Cost Assistance program.</i>
3.2.6	Housing Resources Directory		
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	<p>The Rental Assistance and Affordable Housing Directory update completed in December 2019 is on the County website at: https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/rental-assistance/housing_resource.pdf. The directory also includes the Emergency Shelter Contact pamphlet with a listing of emergency housing shelters and community services to address immediate housing needs.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.2.6.A (Housing Resources Directory Update) in 6th Cycle Housing Element.</i></p>
3.3	Special Needs Housing		
3.3.1	Shared Housing		
3.3.1.A	Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	<p>HCDS met with a shared housing service provider in June 2015 to discuss the potential for a home share program. HCDS has not received the program design, estimated outcomes, and request for funding proposals. NOFAs released by HCDS may allow for shared housing programs as a component of the developer's proposal. HCDS continues to meet with providers to discuss a variety of housing options, including shared housing. HCDS has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity.</p> <p>Continued Appropriateness: Removed</p>
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	<p>In 2013, HCDS researched nonprofit agencies offering shared housing program opportunities and suggested the nonprofit that offered the service also supply information regarding its services through the San Diego Housing Federation. A referral was made to one resident seeking</p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			shared housing in 2013. HCDS has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities between 2014 and 2019. Continued Appropriateness: Removed
3.3.2	Continuum of Care for the Homeless		
3.3.2.A	Continuum of Care Program Funding	Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	<p>The Regional Taskforce on the Homeless (RTFH) applied for and received over \$131 million in federal funds for housing projects and planning activities between 2013 and 2019. As part of the applications, HCDS applied for \$5.9 million to support permanent supportive housing beds between 2015 and 2018. Between 2013 and 2019, the County provided 2,637 shelter beds in the unincorporated area, working toward the goal of 500 shelter beds during the 5th Housing Element cycle. In 2019, RTFH funded 43 renewal and five new projects, as well as one planning grant, totaling 2,100 beds.</p> <p>Additionally, in 2019, HCDS applied for and received \$427,150 in Homeless Emergency Aid Program (HEAP) funds through RTFH and allocated funds to Housing Navigation and Rapid Rehousing services for individuals who are homeless and those at risk of homelessness. In 2019, 56 persons received housing navigation services. Of those, 27 secured shelter and 11 secured permanent housing. Further, using \$374,724 in local funds for hotel/motel voucher programs, the County served 1,387 individuals.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.3.1.A (Homeless Services Funding) in the 6th Cycle Housing Element. This program falls under the Special Needs Housing program category (3.3).</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.3.3	Farmworker Housing		
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	<p>HCDS did not actively participate in the implementation of this program due to funding constraints and low utilization rates.</p> <p>Continued Appropriateness: Replaced</p> <p><i>This program is incorporated into the umbrella program that includes a variety of tools to facilitate affordable housing development, including potential fee waivers for affordable housing projects such as farm labor housing. See program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element.</i></p>
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County website.	<p>To satisfy the Affirmative Fair Housing Marketing Plan requirement, Firebird Manor (United States Department of Agriculture-funded farmworker housing) distributes informational brochures; when vacancies occur or applications are being accepted, information is advertised in local newspapers and distributed to local community partners.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is the specific implementation requirement of a housing project and not a Housing Element program.</i></p>
3.3.3.C	Permit Process Streamlining	Implement streamlined permit process procedures for farmworker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farmworker housing inquiries and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right."	<p>The County issued one permit annually for farm employee housing in 2013, 2015, and 2018. No farmworker housing permits were issued in 2014, 2016, 2017, or 2019. PDS streamlined the farmworker housing process by creating a single point of contact and consolidating processing requirements. The County also offers a fee waiver program; however, CDBG funding to support the program has not been available.</p> <p>Continued Appropriateness: Removed</p> <p><i>The fee waiver program is not financially feasible, and farmworker housing of 32 beds or 12 units is considered an agricultural use and must be permitted by right where agricultural activities are permitted. Routine streamlining is not a specific Housing Element program.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities		
3.3.4.A	Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	<p>In April 2014, the County completed and made available a brochure explaining universal design principles. The brochure is at the kiosk at the County PDS Zoning Counter and on the County website at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf</p> <p>Continued Appropriateness: Completed and removed</p>
3.3.4.B	Senior and Disabled-Person Housing	Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	<p>In February 2013, the Board of Supervisors approved an update to the parking regulations in the Zoning Ordinance to provide a separate category for senior housing to facilitate its development. On October 29, 2014, the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for reasonable accommodation, which provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.3.2.A (Zoning Ordinance Amendments to Facilitate Housing for Persons with Disabilities) in the 6th Cycle Housing Element addresses new state law requirements on supportive housing.</i></p>
3.3.4.C	Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	<p>In February 2013, the Board of Supervisors approved an update to the parking regulations in the Zoning Ordinance to provide a separate category for senior housing to facilitate its development. The County continues to implement parking regulations in the Zoning Ordinance for senior housing, as amended in 2013.</p> <p>Continued Appropriateness: Completed and removed</p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.4	Housing Preservation		
3.4.1	Preservation of At-Risk Housing		
3.4.1.A	At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	<p>In 2013, County staff reviewed the at-risk housing development status and determined future NOFAs will include language to encourage applications for preservation of unincorporated County affordable housing developments at risk of conversion to market-rate housing. Between 2014 and 2019, ten NOFAs were opened and included such language.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.4.1.A (Preservation of At-Risk Housing) in the 6th Cycle Housing Element is expanded to incorporate other preservation actions such as prioritizing at-risk projects for NOFA and monitoring.</i></p>
3.4.1.B	Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	<p>HCDS continually updates its affordable housing list with interested nonprofits.</p> <p>Continued Appropriateness: Combined with 3.4.1.A</p>
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	<p>HCDS applied for more than \$15 million in No Place Like Home and California Emergency Solutions in Housing Program funds that could be used for preservation of affordable units in 2018 and was awarded \$36,704,598 in 2019. Also, no new preservation vouchers were issued between 2013 and 2019 in the unincorporated area.</p> <p>Continued Appropriateness: Combined with 3.4.1.A</p>
3.4.2	Single-Family Residential Rehabilitation		
3.4.2.A	Single-Family Housing Upgrade Goal	Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	<p>Between 2010 and 2019, the Home Repair Loan and Grant program assisted 282 households in the unincorporated area.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.4.2.A (Single-Family Home Repair Program) in the 6th Cycle Housing Element.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.4.3	Multi-Family Residential Rehabilitation		
3.4.3.A	Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	<p>Between 2010 and 2016, the County funded for construction/acquisition/rehabilitation a total of 146 multi-family units. In 2015, HCDS issued NOFAs for \$2.3 million for affordable housing developments. In 2016, HCDS issued NOFAs for \$2.7 million for affordable housing developments. In 2017, HCDS awarded HOME funding for 143 new units and 28 acquisition/rehabilitation units. Of the new units, 81 are in the unincorporated County and were expected to begin construction in April 2018. Between 2018 and 2019, HCDS awarded Innovative Housing Trust Fund funding for 752 new units. The units are located throughout the region, but none are in the unincorporated area.</p> <p>Continued Appropriateness: Removed</p>
3.4.4	Neighborhood Cleanup and Revitalization		
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	<p>Each year, through the CDBG application process, HCDS provides funding to sponsor neighborhood cleanup programs. Since 2010, HCDS completed eight community cleanup events and met this goal.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is not directly a housing program.</i></p>
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	<p>Between 2013 and 2019, HCDS held more than 12 meetings annually (between 26 and 37) in the following categories:</p> <ul style="list-style-type: none"> ▪ Presentations to solicit applications for community improvement and affordable housing projects (1-10 annually) ▪ Fair Housing Resources Board/San Diego Regional Alliance for Fair Housing (4 annually) ▪ HIV Housing Committee meetings (5-6 annually) ▪ Revitalization Committee meetings (6-13 annually) ▪ Regional Continuum of Care Council (RCCC) and Continuum of Care (CoC) Committee Board meetings to prepare the annual CoC



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Program Number	Name of Program	Objective	Accomplishments
			<p>application, prioritize projects, and develop the region's vision for ending homelessness (6-12 annually)</p> <p>HCDS also attended HOME participating city meetings and Fair Housing Resources Board meetings.</p> <p>Detailed meeting lists by year are as follows:</p> <ul style="list-style-type: none">▪ In 2013, HCDS conducted five presentations, including four community meetings and one webinar, to solicit applications for community improvements and affordable housing projects. The year also included four Fair Housing Resources Board meetings, six HIV Housing Committee meetings, and ten Revitalization Committee meetings. In addition, 12 RCCC and 12 RCCC Steering Committee meetings were held to prepare the annual CoC application, prioritize projects, and develop the region's vision for ending homelessness. HCDS attended HOME participating city meetings and Fair Housing Resources Board meetings. HCDS maintained a NOFA information list of 3,127 contacts and an Annual Funding Plan interest list of approximately 200 contacts.▪ In 2014, HCDS conducted five presentations, including four community meetings and one webinar, to solicit applications for community improvements and affordable housing projects. The year also included four San Diego Regional Alliance for Fair Housing meetings, six HIV Housing Committee meetings, and ten Revitalization Committee meetings. In addition, six RCCC and five CoC Board meetings were held to prepare the annual funding application, prioritize projects, and develop the region's vision for ending homelessness. HCDS attended HOME participating city meetings and Fair Housing Resources Board meetings. HCDS maintained a NOFA information list of 4,005 contacts and an Annual Funding Plan interest list of approximately 2,972 contacts.▪ In 2015, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application,



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings.</p> <ul style="list-style-type: none">▪ In 2016, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings.▪ In 2017, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings.▪ In 2018, HCDS conducted one presentation to solicit applications for community improvement and affordable housing projects. Ten RTFH Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, six Revitalization Committee meetings, and five HIV Housing Committee meetings.▪ In 2019, HCDS conducted ten presentations to solicit community input for the development of the County's Consolidated Plan, which outlines the County's priorities for HUD Community Planning and Development funds over the next five years; four San Diego Regional Alliance for Fair



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>Housing meetings; thirteen Revitalization Committee meetings; and five HIV Housing Committee meetings.</p> <p>Continued Appropriateness: Continued</p> <p><i>This is program 3.5.1.B (Neighborhood Committee Meetings) in the 6th Cycle Housing Element.</i></p>
3.4.5	Reasonable Accommodation		
3.4.5.A	Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	<p>On October 29, 2014, the Board of Supervisors completed this program by adopting an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for reasonable accommodation, which provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures.</p> <p>Continued Appropriateness: Completed and removed</p>
3.4.5.B	Reasonable Accommodation	Make information on reasonable accommodation available to the public.	<p>Reasonable accommodation information is available to the public via the County of San Diego website: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf</p> <p>Continued Appropriateness: Completed and removed</p>
3.4.6	Emergency Shelters and Transitional Housing		
3.4.6.A	Emergency Shelters	Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would	<p>The County completed this program. The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M52, M54, and M58. In 2016, HCDS implemented a Hotel/Motel Voucher Program for persons experiencing homelessness during periods of inclement weather.</p> <p>Continued Appropriateness: Modified</p> <p><i>This specific program is completed. However, recent changes to state law necessitate a review of the Zoning Code regarding parking standards for</i></p>



Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
		constitute a "project" for the purposes of Division 13 of the Public Resources Code.	<i>emergency shelters and Low Barrier Navigation Centers. Program 3.3.1.B (Zoning Ordinance Amendments to Facilitate Shelter Development) in the 6th Cycle Housing Element addresses these new state laws.</i>
3.4.6.B	Definition in Zoning Ordinance	Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	<p>The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for emergency shelters, transitional housing, supportive housing, and single room occupancy units.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.3.2.A (Zoning Ordinance Amendments to Facilitate Housing for Persons with Disabilities) in the 6th Cycle Housing Element addresses the new state law regarding supportive housing.</i></p>
3.4.6.C	Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g., supportive housing, transitional housing, emergency shelters, and single room occupancy units).	<p>This information is available to the public on the County website: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.5.1.A (Public Education Programs) in the 6th Cycle Housing Element addresses public education regarding the benefit of affordable housing.</i></p>
3.4.7	Expedited Processing		
3.4.7.A	Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	<p>Board Policy A-68 established expedited permit processing for affordable housing projects. The County is continuing efforts on further revisions to expedite processing procedures.</p> <p>Continued Appropriateness: Combined</p> <p><i>The 6th Cycle Housing Element program 3.2.2.A (Affordable Housing Projects) implements Board Policy A-68 for expediting affordable housing development.</i></p>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.4.7.B	Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	<p>The County provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for tentative maps, major use permits, specific plans, rezones, and General Plan amendment applications. The County has also trained County staff to be solution-oriented and emphasize customer service. County staff receive customer service training on an ongoing basis.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	<p>The County emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted, as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B, above. The County continues to streamline permit processing by utilizing the CEQA Section 15183 exemption process for projects consistent with the General Plan. The County also conducted a number of Business Process Re-engineering (BPR) studies, including BPR studies on administrative permits and site plans, that have reduced overall processing time and cost. The County also encourages the use of site plan review checklists and waivers where appropriate to reduce overall processing time and cost.</p> <p>Continued Appropriateness: Removed</p> <p><i>Streamlining processing is a routine function and not considered a Housing Element program.</i></p>
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	<p>When applicable, project applicants are required to provide a will-serve letter indicating water and sewer services are available. When necessary, County staff coordinate with water and sewer purveyors to ensure the necessary services will be available to housing projects. The County investigates opportunities to streamline affordable housing projects when they are proposed.</p> <p>Continued Appropriateness: Remove</p> <p><i>This is reformatted as a policy in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.4.7.E	Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	<p>The County continues to implement changes identified in the BPR study, which includes utilizing <i>CEQA Guidelines for Determining Significance</i> when reviewing projects.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	<p>The County continues to update policies and procedures related to CEQA streamlining for infill development as new legislation is produced. The County continues to use the CEQA Sections 15162-15164 Checklist to determine streamlining eligibility.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>
3.4.7.G	Streamline Regulations	Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised, they are addressed as quickly as possible.	<p>County staff meet with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes. In 2019, the Board of Supervisors approved six housing affordability initiatives which achieved regulatory reform and increased participation and incentives:</p> <ul style="list-style-type: none">▪ Waiver of Impact and Permit Fees for Accessory Dwelling Units (ADUs)▪ Junior ADUs Ordinance▪ Density Bonus - Increase Maximum Number of Incentives and Concessions Allowed▪ Group Quarters Ordinance▪ ADU Preapproved Plans and Program Development▪ Property Condition Agreement (PCA) Ordinance <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.4.7.H	Design Review Compliance Checklists	Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	<p>In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.</p> <p>Continued Appropriateness: Modified</p> <p><i>Pursuant to SB 330, the County should be developing objective development standards and design guidelines. Program 3.1.1.F. (Objective Standards) addresses this requirement.</i></p>
3.4.8	Housing Stock Conditions		
3.4.8.A	Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	<p>The Housing Coordinator works with other County departments to consolidate information on substandard housing.</p> <p>Continued Appropriateness: Removed</p>
3.5	Community Outreach		
3.5.1	Public Outreach		
3.5.1.A	Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	<p>HCDS networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs.</p> <p>HCDS also worked with a range of nonprofit housing organizations to expand affordable housing opportunities throughout the unincorporated area. HCDS hosted HIV Housing Committee meetings throughout the year. Regional CoC Council meetings were held monthly to identify gaps in homeless services. Between 2013 and 2015, landlord/owner workshops were held at least four times a year to increase landlord/owner participation in subsidized housing. Between 2016 and 2019, twelve Landlord Engagement Committee meetings were held annually to increase landlord/owner participation in subsidized housing. Between 2013 and 2019, presentations about housing were conducted at San Diego City College and HighTech High School, the Regional CoC, Crime free Multi Housing workshops, and a Grandparents Raising Grandchildren event. HCDS expanded community outreach by providing housing information,</p>



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Program Number	Name of Program	Objective	Accomplishments
			<p>Section 8 waiting list applications, and Housing Resource Directory at the Project Homeless Connect event. Additionally, HCDS expanded community outreach by providing housing information on VASH and the 25 Cities initiative at the Project Homeless Connect and VALOR (a County employee resource group) events.</p> <p>Continued Appropriateness: Continued</p> <p><i>Program 3.5.1.A (Public Education Programs) in the 6th Cycle Housing Element addresses public education regarding the benefit of affordable housing.</i></p>
3.5.1.B	Notification of Funding Opportunities	Notify nonprofit developers when funding is available.	<p>HCDS posted NOFAs on the County website to allow interested parties to apply for HOME or CDBG funds. NOFA opportunities were shared with the San Diego Housing Federation, Corporation for Supportive Housing, and other housing industry groups. The County sent an email blast notification of all NOFAs to parties on the interest list.</p> <p>There was insufficient funding in 2014 to release an NOFA for affordable housing. In April 2015, HCDS released an NOFA for affordable housing development in the amount of \$2.3 million; however, no viable project was identified for funding. In May 2016, HCDS released an NOFA for affordable housing development in the amount of \$2.7 million. Four viable projects were identified for potential funding. In 2018, the Board of Supervisors approved a \$25 million Innovative Housing Trust Fund (IHTF) for the purpose of creating new affordable housing units and preserving at-risk affordable housing. In 2019, HCDS awarded IHTF funding for 299 new units. The units are located throughout the region, but none are in the unincorporated area.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.2.3.A (Notice of Funding Availability) in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.1.C	Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	<p>Between 2013 and 2019, HCDS held:</p> <ul style="list-style-type: none">▪ CDBG community meetings and webinars;▪ Regional Continuum of Care Council (RCCC), RCCC Steering Committee, and RCCC Board meetings to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness;▪ RTFH board meetings;▪ San Diego Regional Alliance for Fair Housing meetings;▪ Presentations to solicit applications for community improvement and affordable housing projects;▪ Revitalization Committee meetings;▪ HIV Housing Committee meetings; and▪ Presentations to solicit community input for the development of the County's Consolidated Plan, which outlines the County's priorities for HUD Community Planning and Development funds over the next five years in 2019. <p>In April 2018, the County of San Diego Board of Supervisors directed Planning & Development Services (PDS) staff to investigate options that would further promote and expedite the building of homes in the unincorporated County and identify ways to close the housing gap through incentive programs and/or reductions in regulations. Specifically, staff explored options and reported to the Board of Supervisors on density bonus, affordability and inclusionary housing programs, accessory dwelling units, options to retain General Plan capacity, transfer of development rights, and options to encourage varied housing types. As part of these efforts, the County conducted four housing affordability workshops between August and September 2018.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.5.1.B (Community Meetings and Workshops) in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.1.D	Emergency/ Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	<p>County Office of Emergency Services maintains a website with information on disaster preparedness according to different hazards, such as earthquakes, wildland fires, flooding, etc. http://www.sdcountry.ca.gov/oes/index.html</p> <p>Continued Appropriateness: Removed</p> <p><i>This is not a housing program.</i></p>
3.5.2	Fair Housing Services		
3.5.2.A	Fair Housing Resources Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	<p>HCDS provided funding support annually for fair housing services and participated in events organized by fair housing service providers. HCDS also participated in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.</p> <p>Continued Appropriateness: Modified</p> <p><i>This is expanded in the 6th Cycle Housing Element to include a series of actions to affirmatively further fair housing (programs 3.6.1 to 3.6.3).</i></p>
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	<p>North County Lifeline, collaborating with the Center for Social Advocacy and South Bay Community Services, received annual CDBG funding to support fair housing and tenant/landlord services from 2013 to June 30, 2016. North County Lifeline also conducted fair housing testing in the San Diego urban areas of the County based on HCDS criteria. As of August 25, 2016, the County procured Legal Aid Society of San Diego, Inc., (LASSD) to support fair housing tenant/landlord services and administer a County Fair Housing Program for HCDS. As part of the contract services, LASSD provided a fair housing outreach/educational element, a fair housing referral element, program reports and administration tasks, and fair housing testing.</p> <p>Continued Appropriateness: Modified</p> <p><i>This is expanded in the 6th Cycle Housing Element to include a series of actions to affirmatively further fair housing (programs 3.6.1 to 3.6.3).</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and website.	<p>"Creating Equal Opportunity for Every Community" posters were prominently displayed in the HCDS lobby. The HCDS website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which have a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. Additionally, LASSD maintains a website and distributes brochures with fair housing information. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. Further, continuous communication through monitors with rotating informational displays were visible to staff and the general public in the HCDS lobby.</p> <p>Continued Appropriateness: Modify and combine with 3.2.6.A</p> <p><i>This can be incorporated into the program on Affirmatively Furthering Fair Housing (3.6).</i></p>
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update for the period 2010-2015 and due to be finalized summer 2011, and future updates every five years.	<p>HCDS participated with its regional partners in the funding, creation, and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice (adopted June 2015) and the 2020-2025 AI to Fair Housing Choice (published in May 2020).</p> <p>Continued Appropriateness: Removed</p> <p><i>The US Department of Housing and Urban Development officially repealed the 1994 Fair Housing Policy and the 2015 Affirmatively Furthering Fair Housing (AFFH) Rule that require the preparation of the Analysis of Impediments to Fair Housing Choice.</i></p>
3.5.3	Coordination and Implementation		
3.5.3.A	Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies.	<p>The County assigned a housing coordinator whose duties include overseeing implementation of the Housing Element.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a staffing arrangement and not a housing program.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	The County housing coordinator facilitates and improves interdepartmental efforts. Continued Appropriateness: Removed <i>This is a routine staff function and not a housing program.</i>
3.5.4	Implementation Progress Monitoring		
3.5.4.A	Annual Report to State HCDS	Prepare annual report to State HCDS on the implementation of the HE.	The County housing coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report (APR) for submission to State HCDS by April 1. Continued Appropriateness: Removed <i>Preparation of the APR is a routine function, required by law, and not considered a Housing Element program.</i>
3.5.4.B	Review Land Use Issues	Meet with County HCDS at least once a year to review land use issues that affected the production of affordable housing during the prior year.	The County housing coordinator meets with HCDS on a regular basis to discuss land use issues. In 2016 and 2017, HCDS and PDS met on several occasions to work on updating Board Policy A-68 Expediting Permit Processing for Lower Income Housing Developments. In addition, HCDS and PDS met on several occasions as part of preparing the report titled "Options to Improve Housing Affordability in the Unincorporated Area," and to discuss other issues related to affordable housing in 2018 and 2019. Continued Appropriateness: Removed <i>This is a routine staff function and not a housing program.</i>
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCDS.	The County's Building Division maintains data used to develop annual reports. The housing coordinator is investigating ways of tracking additional information. The County developed and continues to maintain the Housing Production and Capacity Portal (https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html) to track housing construction and remaining residential development capacity. Continued Appropriateness: Modified



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APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i>
3.5.4.D	Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	<p>The County implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i></p>
3.5.4.E	Building Permit Tracking System	Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	<p>Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.5.4.F	Data Collection Systems	Use the County data collection systems, as needed, to facilitate the production of data needed for the annual report and the HE.	<p>The County's Building Division maintains data and is able to develop reports to provide data for the General Plan Annual Progress Report.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the HE.	<p>The County housing coordinator participated in the project to develop the design review checklists and was responsible for ensuring consistency with the Housing Element.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.5	Provision of Sewer and Water for Affordable Housing		
3.5.5.A	Information on Sites	Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	<p>Water and sewer districts serving the unincorporated area participated in review of the General Plan update and provided comments on their ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code and community plan updates. Copies of the General Plan are available on the County's website and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.5.6	Support Improvements to Fire Protection Capacity		
3.5.6.A	Ignition-Resistive Construction Standards	Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	<p>In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events. A revised state code became effective in 2014, and the County will be revising the local code to be consistent with state code.</p> <p>In addition, two San Diego County Fire Authority staff members serve on the National Fire Protection Association (NFPA) Technical Committee on Wildland and Rural Fire Protection. The NFPA Technical Committee met in 2015 to begin revising the next edition of NFPA Standard 1144 Reducing Structure Ignition Hazards from Wildland</p> <p>The County staff members promoted revisions to NFPA 1144 to make the ignition-resistive standards of the County and state become national standards for building within the Wildland-Urban Interface.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is not considered a Housing Element program.</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	<p>In 2012, the County provided a copy of the General Plan to all fire protection districts required to provide service to developments within the unincorporated area. This program was completed and removed from the Implementation Plan prepared for the 5th Cycle of the Housing Element. Copies of the General Plan are now available on the County's website and accessible by all fire protection districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html</p> <p>Continued Appropriateness: Remove</p> <p><i>This is not a housing program.</i></p>
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	<p>Generally, fire protection equipment in the unincorporated area is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles to serve multi-story construction.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is not a housing program.</i></p>
3.5.7	Future Legislation		
3.5.7.A	Housing Legislation Revision	Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	<p>The housing coordinator reviews pending housing legislation and coordinates with SANDAG and the state on any proposed changes, when applicable.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not a Housing Element program.</i></p>
3.5.7.B	Funding for Workforce and Affordable Housing	See Program 3.1.2.D. Legislation for Workforce and Affordable Housing. Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	<p>The County coordinates with the Office of Strategic and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not a Housing Element program.</i></p>



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.8	Training and Procedures for Staff		
3.5.8.A	Staff Training	Conduct staff training bi-annually on the HE requirements and County offerings	<p>The housing coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Housing Element Sites Inventory.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not considered a Housing Element program.</i></p>
3.5.8.B	Planning Commission Workshops	Conduct workshops with the Planning Commission on HE policies and programs.	<p>County staff periodically conduct Planning Commission workshops and hearings related to the Housing Element and housing affordability policies, most recently in preparation of the "Options to Improve Housing Affordability in the Unincorporated Area" effort.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not considered a Housing Element program.</i></p>



REVIEW OF 5TH CYCLE RHNA GOALS AND PROGRESS

For the 5th Cycle Housing Element, the County unincorporated area was allocated 22,412 housing units as its share of the regional housing need. *Table D-2: 5th Cycle RHNA Allocation by Income Category* shows the distribution of this regional share into four income categories.

Table D-2: 5th Cycle RHNA Allocation by Income Category

Income Category AMI: Area Median Income	Regional Share	
	Number of Units	Percentage*
Very Low (50% AMI)	2,085	9%
Low Income (51-80% AMI)	1,585	7%
Moderate Income (81-120% AMI)	5,864	26%
Above Moderate Income (>120% AMI)	12,878	57%
TOTAL:	22,412	--*

*Percentages may not total 100 due to rounding.

Between January 2013 and December 31, 2019, 6,004 new unit permits were issued in the County unincorporated area, meeting 27 percent of the County's overall RHNA. The RHNA achievements, however, were not equally distributed when separated by income level. Specifically, the County met 5 percent of its very low-income RHNA, 40 percent of the low-income RHNA, 17 percent of the moderate-income RHNA, and 33 percent of the above moderate-income RHNA.

Senate Bill 166 prohibits jurisdictions from allowing the Sites Inventory to become insufficient for meeting the remaining RHNA needs for lower-income and moderate-income households. This means that the County must consistently track the remaining housing potential of the 5th Cycle RHNA sites to remain in compliance. Section 65823(c)(2) of the Government Code requires that "the jurisdiction shall identify and make available adequate sites to accommodate the [RHNA] by income" if there is not sufficient capacity on the RHNA designated sites.

The 2017 Housing Element identifies capacity for over 60,000 above moderate-income units and 8,890 lower- and moderate-income units. As long as the County maintains its land use inventory as identified in the 2017 Housing Element and shown in *Table D-3: 5th Cycle RHNA Status* so that adequate sites continue to be available for the remaining 16,408 units through April 15, 2021 (beginning of the next Housing Element), the County would be considered to satisfy its RHNA obligations for the 5th Cycle regardless of actual production level. Sites properly zoned but not identified in the 2017 Housing Element can be used as replacement sites. *Table D-3* shows the 5th Cycle allocation, the number of units identified as permitted/constructed in the 2017 Housing Element, the number of potential units for the remaining 2017 Housing Element Cycle



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

(Row 3), and additional permitted units since 2017 to create a total permitted. The total units permitted were subtracted from the allocation for each income category to identify the remaining 5th Cycle RHNA obligation.

Table D-3: 5th Cycle RHNA Status

	Number of Sites by Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
5th Cycle RHNA Allocation (Began 1/1/2010)	2,085	1,585	5,864	12,878	22,412
Constructed/Entitled as of 2017 Housing Element Adoption	67	198	542	2,414	3,221
Sites Available as of 2017 Housing Element Adoption	3,114	2,037	3,739	60,000	
Additional Units Permitted since 2017 Housing Element Adoption	39	430	457	1,857	2,783
Total Permitted	106	628	999	4,271	6,004
Remaining RHNA 5th Cycle Obligation (RHNA Allocation-Total Permitted)	1,979	957	4,865	8,607	16,408

ADEQUATE SITES FOR 5TH CYCLE RHNA

Evaluating the County's 2017 RHNA sites for development and remaining capacity began with review of sites the County identified as available for moderate-, low-, and very low-income categories for the 2017 Housing Element. The County did not include a list of sites available for the above moderate-income category in the layer.

Identifying potential RHNA sites for removal from consideration (i.e., sites developed, sites with proposed development, duplicate potential sites) included review of the 2017 Housing Element and analysis of overlaying permit data from 2017 to 2020, 2018 to 2019 Annual Progress Reports, the Dwelling Units in Process dataset, aerial imagery, and recently updated SANDAG land uses. The most recent SanGIS "Parcels" layer identified newly approved subdivisions. This process led to the removal of 37 RHNA sites from the inventory due to recent or proposed development.

To determine if the County needs to find additional sites to achieve remaining RHNA obligations pursuant to SB 166, the unit potential of the 37 removed sites was subtracted from the remaining RHNA obligations. By income category, the existing RHNA sites provide adequate capacity for low- and very low-income units but do not provide adequate capacity for moderate-income units. There is a deficiency potential of approximately 2,557 moderate-income units on existing Housing Element sites. The excess capacity in the very low- and low-income categories,



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

however, may be used to accommodate some of the required moderate-income category units, which reduces the deficiency to 816 units. In 2018, the Board of Supervisors approved the Otay 250 Specific Plan amendment, which added 3,158 units of capacity to vacant land at high densities. Therefore, the County never experienced a net loss of moderate unit capacity below the RHNA requirement and does need to identify additional units to accommodate a carryover from the 5th Cycle.

Furthermore, the 2016 KMA Market Study indicated that additional moderate-income units could be constructed outside of the CWA boundary. These sites were not considered in the 5th or 6th Cycle Sites Inventories, but they represent other, unquantified units that would exceed the 831 moderate-unit deficit. The County has also identified more than 60,000 potential housing units in the Housing Production and Capacity Portal; it can be further inferred that the County has sites that could accommodate moderate-income units within those 60,000 potential units.

Table D-4: RHNA Capacity (Potential Units)

Analysis		Number of Sites by Income Category				Total
		Very Low	Low	Moderate	Above Moderate	
A	2017 Housing Element RHNA Capacity ¹	3,114	1,832	3,149	60,000	68,095
B	Lost Capacity on Developed RHNA Sites	-225	-44	-841	-1,857	-2,967
C	Remaining 2017 Housing Element RHNA Site Capacity (A-B)	2,889	1,788	2,308	58,143	65,128
D	Remaining 5th Cycle RHNA Obligation (5th Cycle RHNA-Developed Capacity)	1,979	957	4,865	8,607	16,408
E	2020 Ability to Meet 5th Cycle Obligation (C: Remaining RHNA 5th Cycle Site Capacity minus D: Remaining RHNA Obligation)	910	831	-2,557 ²	49,536	48,720

1. Table 5-6 of the 2017 Housing Element Background Report.

2. (816) deficit with credit of 910 and 831 excess for very low- and low-income sites.



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

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Appendix 6-E: General Plan Consistency



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-E ■ GENERAL PLAN CONSISTENCY

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GENERAL PLAN CONSISTENCY

The Housing Element affects the County's policies for growth and residential land uses. Among other things, the Housing Element establishes the County's housing goals, policies, and objectives, identifies sites for new construction, and addresses governmental constraints. The goals, policies, and objectives of an updated Housing Element must be reviewed in the context of the Land Use, Circulation, and Open Space Elements, Zoning Code, and other applicable plans, such as the Capital Improvement Plan. This review is required to ensure that the General Plan is "internally consistent" meaning any and all conflicts between General Plan elements must be acknowledged and resolved.

The current update of the Housing Element has included a review of goals, policies, and objectives in the General Plan and the review of other applicable elements and plans to ensure overall internal consistency. The current Housing Element update did not identify any necessary programs or actions that need to be included in the Implementation Plan for internal consistency. Based on this analysis, the County finds that the Housing Element update has been completed in compliance with Government Code Section 63500.5 and that the Implementation Plan includes programs to achieve community goals in accordance with Government Code Section 65583.c.7.

As a regular administrative practice, the County reviews all proposed General Plan Amendments, ordinance updates, and implementation actions for consistency with the Housing Element. The County will continue this during the 6th Cycle, and will ensure that all actions are consistent with the Housing Element.



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-E ■ GENERAL PLAN CONSISTENCY

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Appendix 6-F:
Affordable Housing
Projects at Less Than
30 du/ac in San Diego



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-F ■ AFFORDABLE HOUSING PROJECTS
AT LESS THAN 30 DU/AC IN SAN DIEGO**

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6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-F ■ AFFORDABLE HOUSING PROJECTS AT LESS THAN 30 DU/AC IN SAN DIEGO

Table F-1: Density of Affordable Housing Projects in the San Diego Region

Affordability	Name	Address	City	Zip Code/ Community	Affordable Units	Actual/Max Density (du/acre)
Assisted Housing	Avocado Court	215 E El Norte Parkway	Escondido	92026	35	12.0
	Sunrise Place	1245 E Grand Ave.	Escondido	92027	8	23.9
	The Crossings at Escondido	735 Mission Grove Place	Escondido	92025	54	18.0
	The Crossings at Escondido Manor	1150-1166 N Escondido Blvd.	Escondido	92026	43	15.0
	Paradise Creek I	2120 Hoover Ave.	National City	91950	109	26.3
Very Low Income (55 units) Low Income (24 units)	Verbena	3774 Beyer Blvd.	San Diego	San Ysidro	79	9, 15
Very Low Income (35 units) Low Income (14 units)	Creekside Trails	2170 Coronado Ave.	San Diego	Otay Mesa- Nestor	49	15.0
Very Low Income (40 units) Low Income (37 units)	Mesa Commons	6470 El Cajon Blvd.	San Diego	College Area	77	15, 17
Very Low Income (4 units) Low Income (16 units)	Terramar Apartments	13481 Silver Ivy Ln.	San Diego	Rancho Peñasquitos	20	9, 22
Very Low Income (21 units) Low Income (174 units)	Cielo Carmel	6050 Camino San Fermin	San Diego	Pacific Highlands Ranch	195	22.0
Very Low Income (35 units) Low Income (14 units)	Riverwalk Apartments	1194 Hollister St.	San Diego	Otay Mesa- Nestor	49	25.0
Very Low Income (43 units) Low Income (8 units)	Vista Del	3934 Gamma St.	San Diego	Southeastern San Diego	51	29.0
Very Low Income (50 units)	San Ysidro Senior Village	517 W. San Ysidro Blvd.	San Diego	San Ysidro	50	29.0
Very Low Income (32 units) Low Income (105 units)	Paseo La Paz	160 W. Seaward Ave.	San Diego	San Ysidro	137	29.0



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX 6-F ■ AFFORDABLE HOUSING PROJECTS AT LESS THAN 30 DU/AC IN SAN DIEGO

Affordability	Name	Address	City	Zip Code/ Community	Affordable Units	Actual/Max Density (du/acre)
Very Low Income (32 units) Low Income (12 units)	El Pedregal	104 Averil Rd.	San Diego	San Ysidro	44	29.0
Very Low Income (28 units) Low Income (3 units)	Independence Point	327 S. Willie James Jones Ave.	San Diego	Encanto Neighborhoods	31	29.0
Very Low Income (9 units) Low Income (80 units)	Mesa Verde	7785 Mission Gorge Rd.	San Diego	Navajo	89	29.0
Very Low Income (42 units) Low Income (25 units)	Auburn Park	5135 University Ave.	San Diego	Mid-City: City Heights	67	29.0
Very Low Income (8 units) Low Income (69 units)	Luna	3877 Highlands Pl.	San Diego	Pacific Highlands Ranch	77	29.0
Very Low Income (23 units) Low Income (11 units)	Ouchi Courtyards	5003 Imperial Ave.	San Diego	Encanto Neighborhoods	34	29.0
TOTALS					1,298	



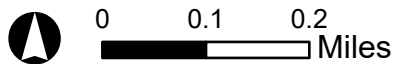
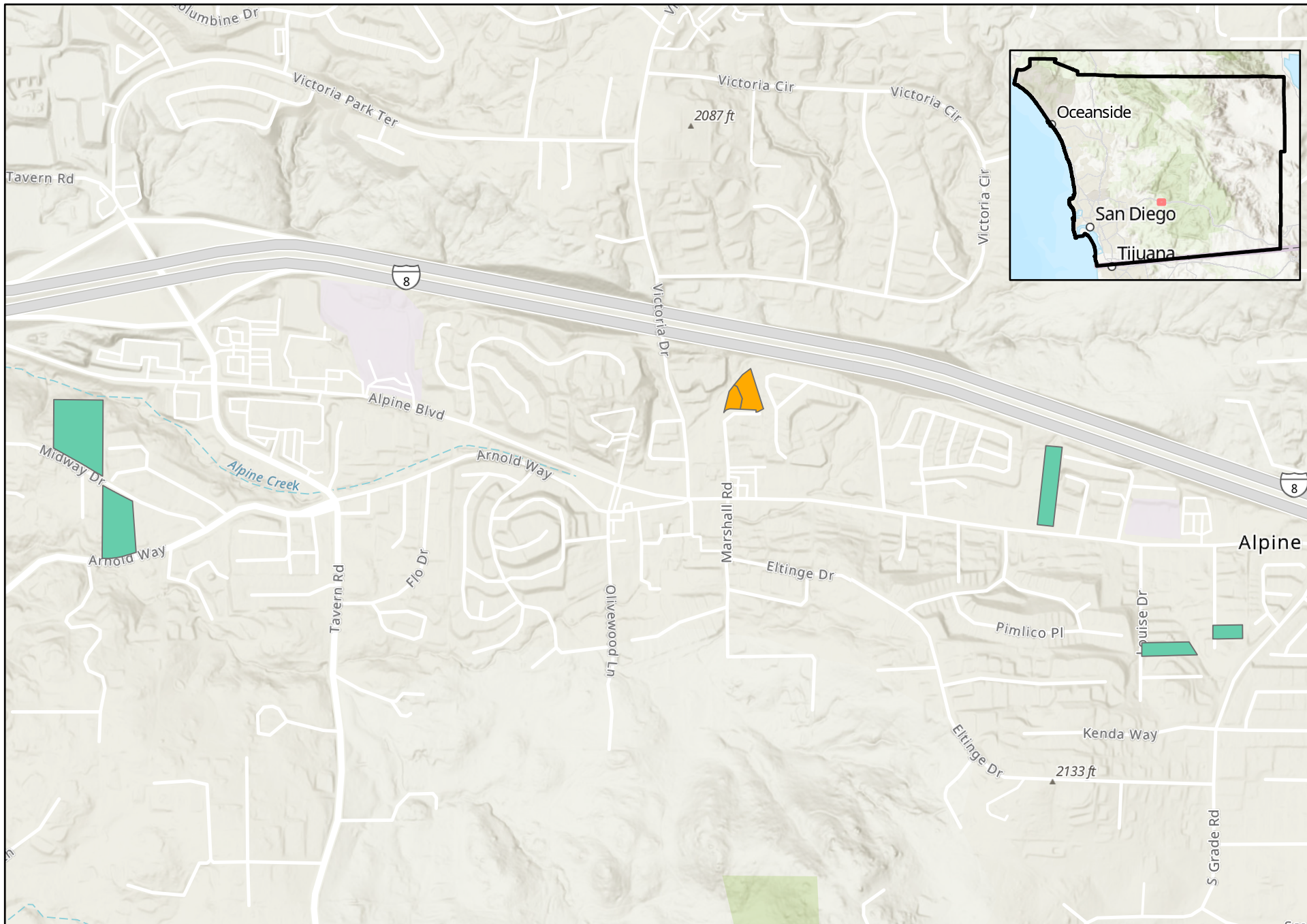
Appendix 6-G: Maps of RHNA Sites Inventory



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-G ■ MAPS OF RHNA SITES INVENTORY

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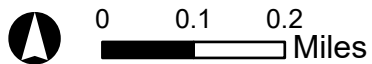
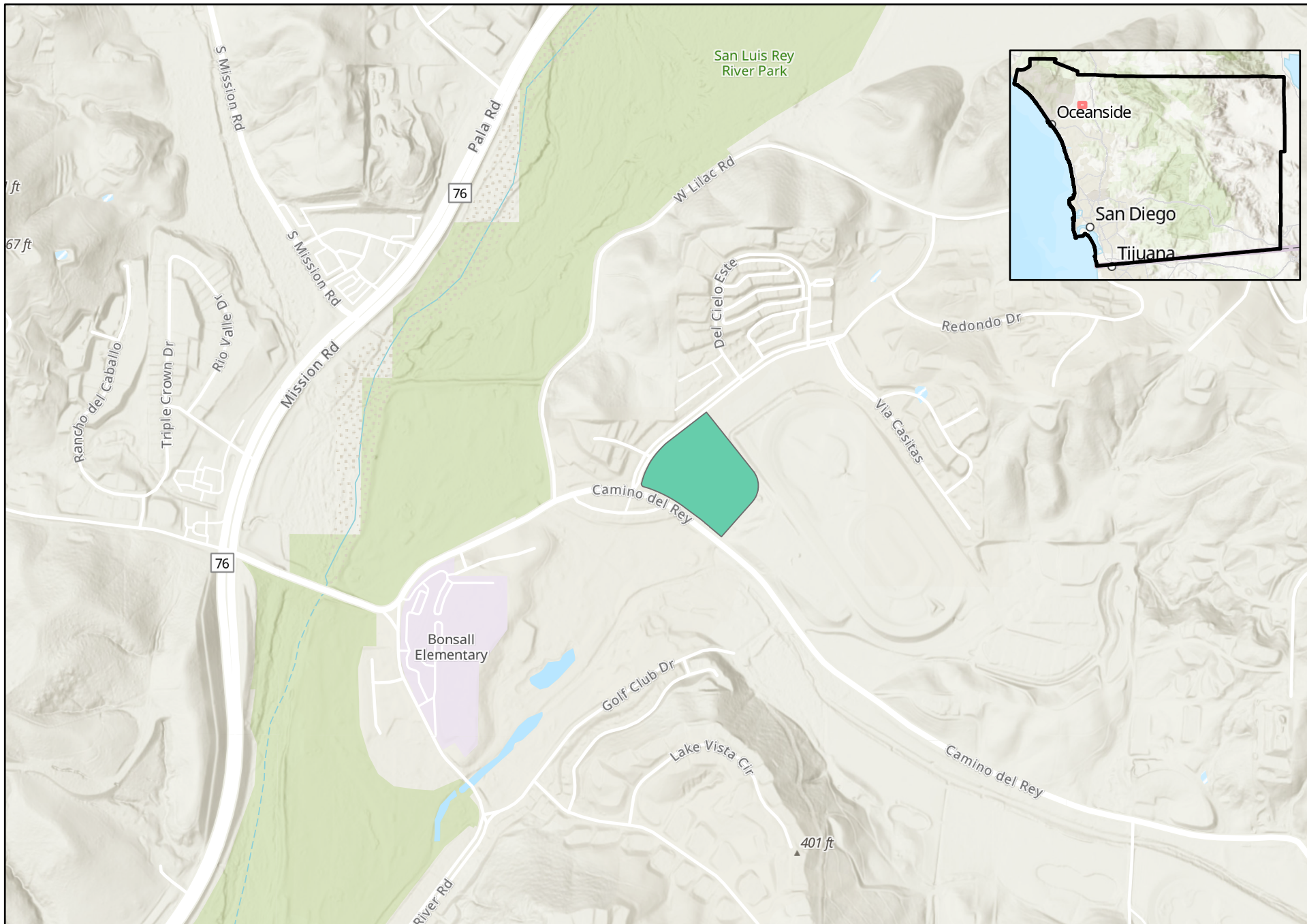
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Alpine

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



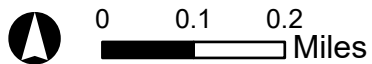
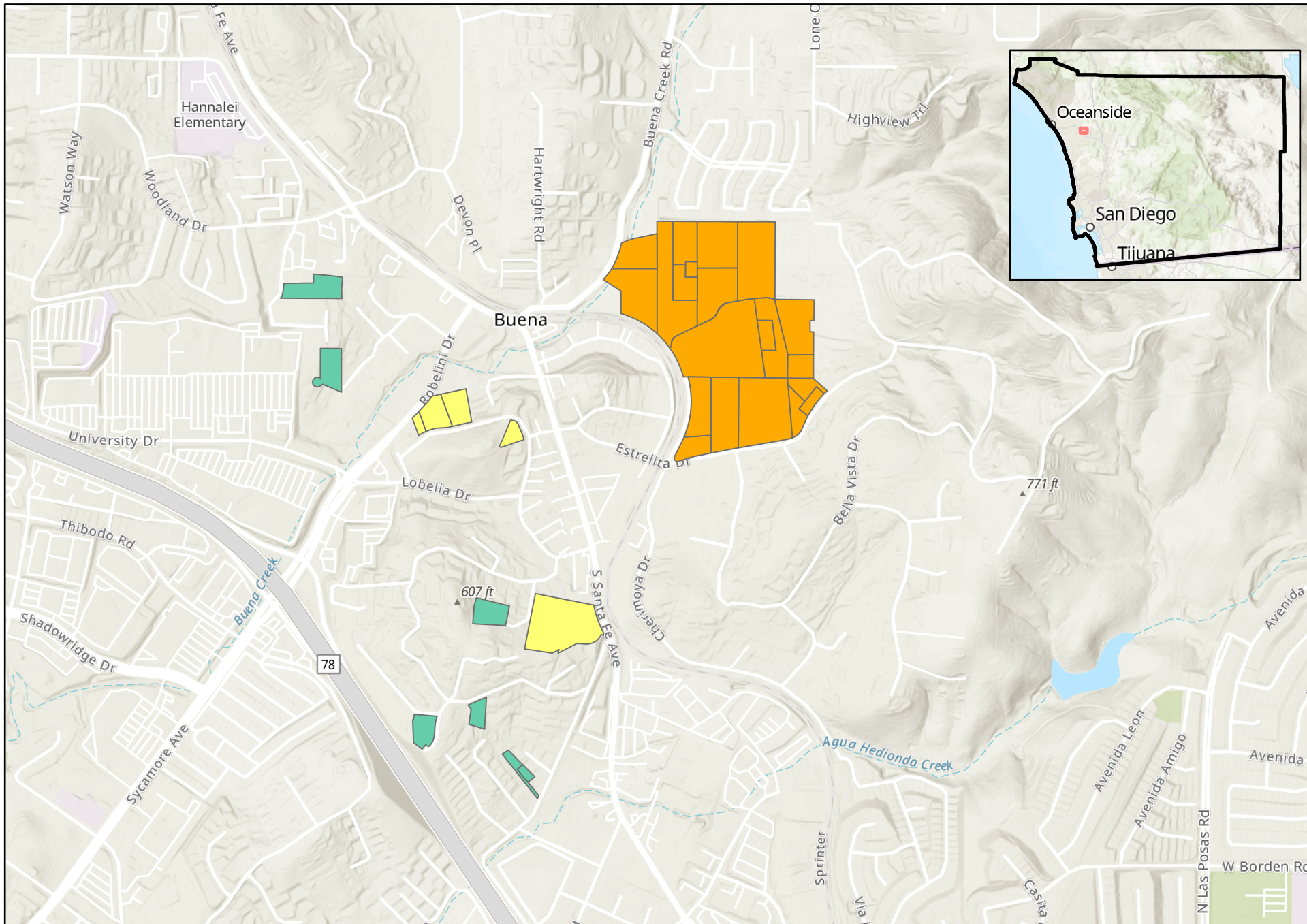
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Bonsall

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory

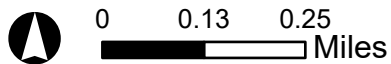
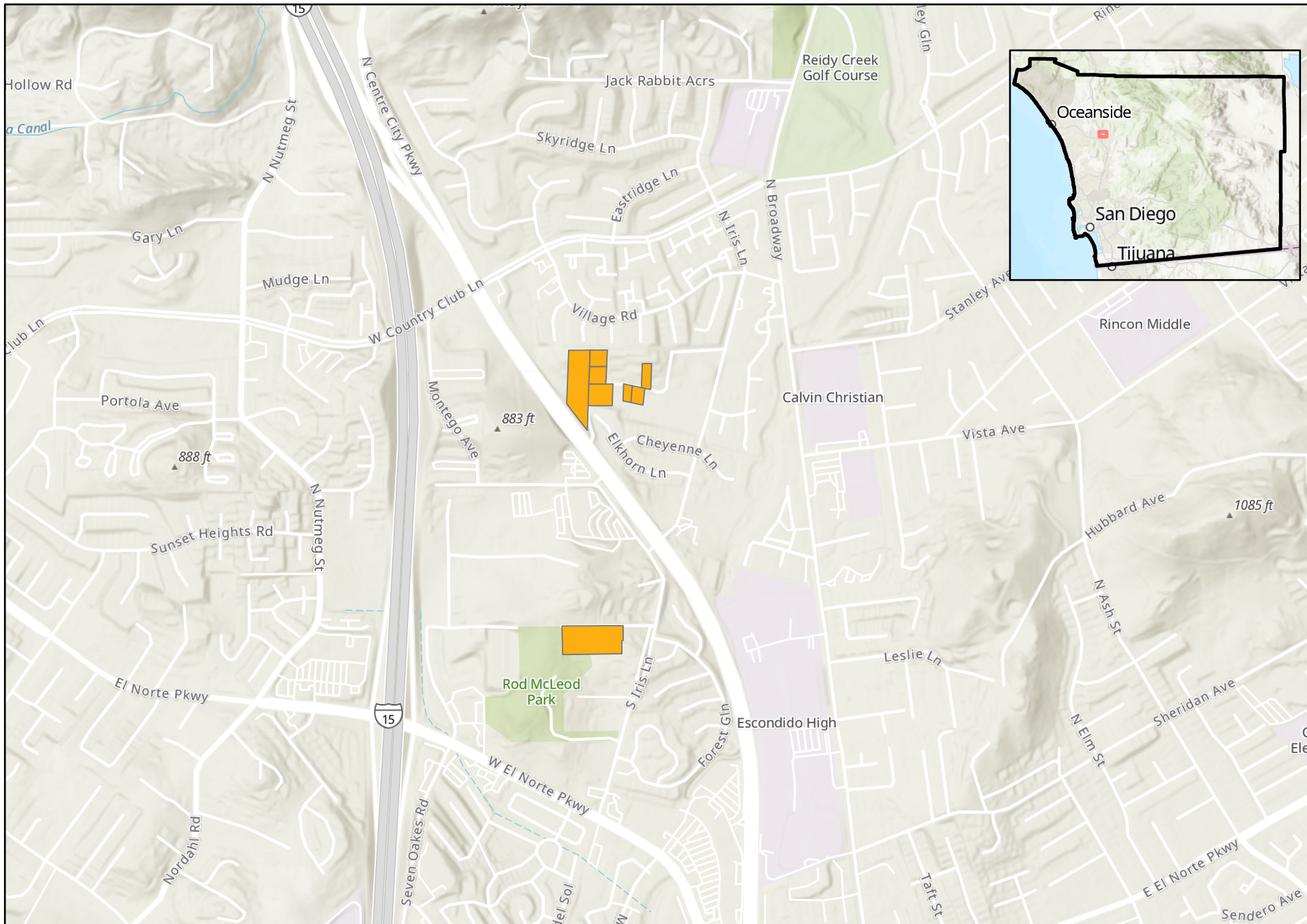


Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Buena Creek

RHNA Sites Inventory

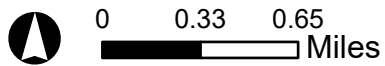
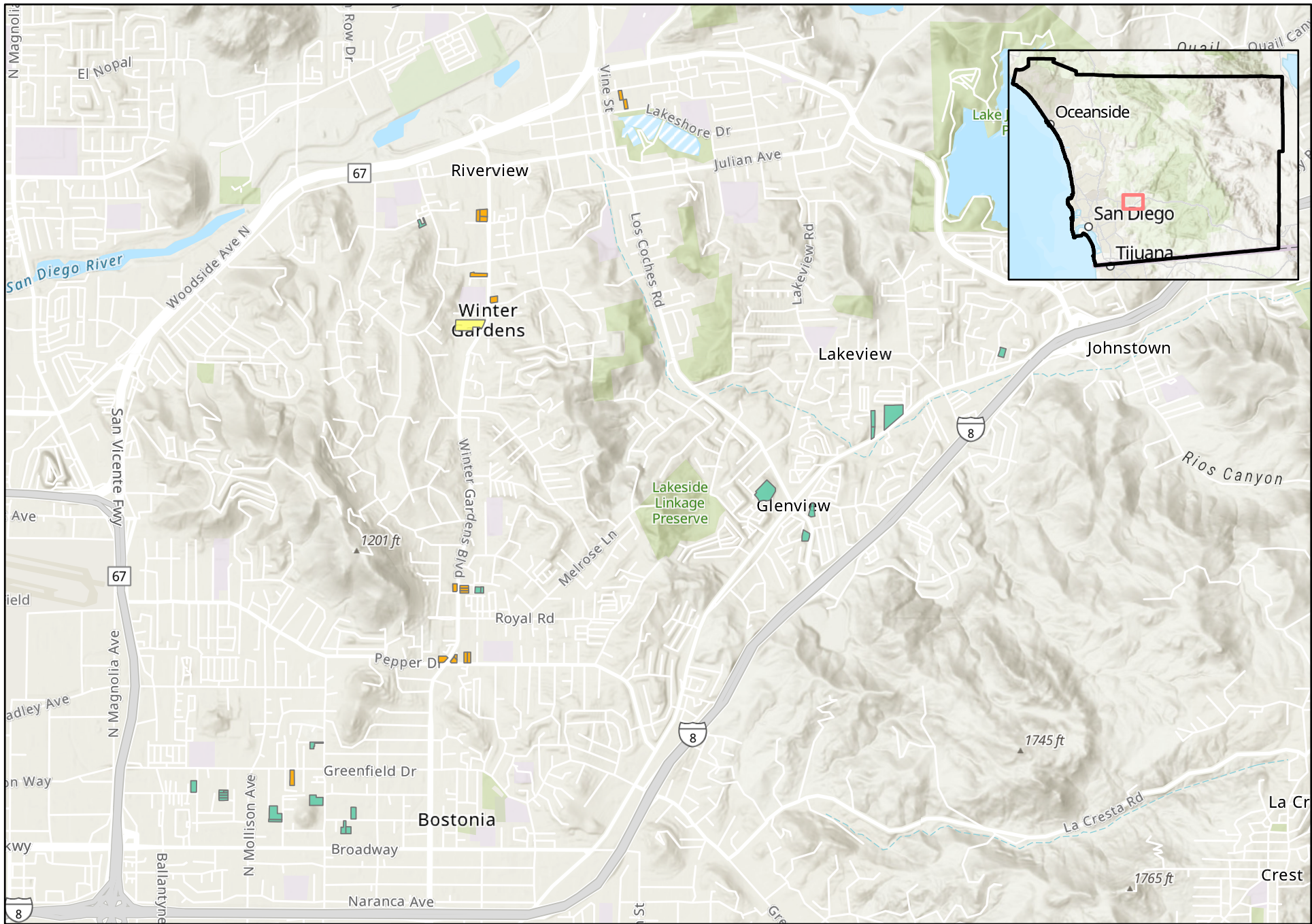


Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Escondido Islands

Source: SanGIS, 2020; County of San Diego, 2020

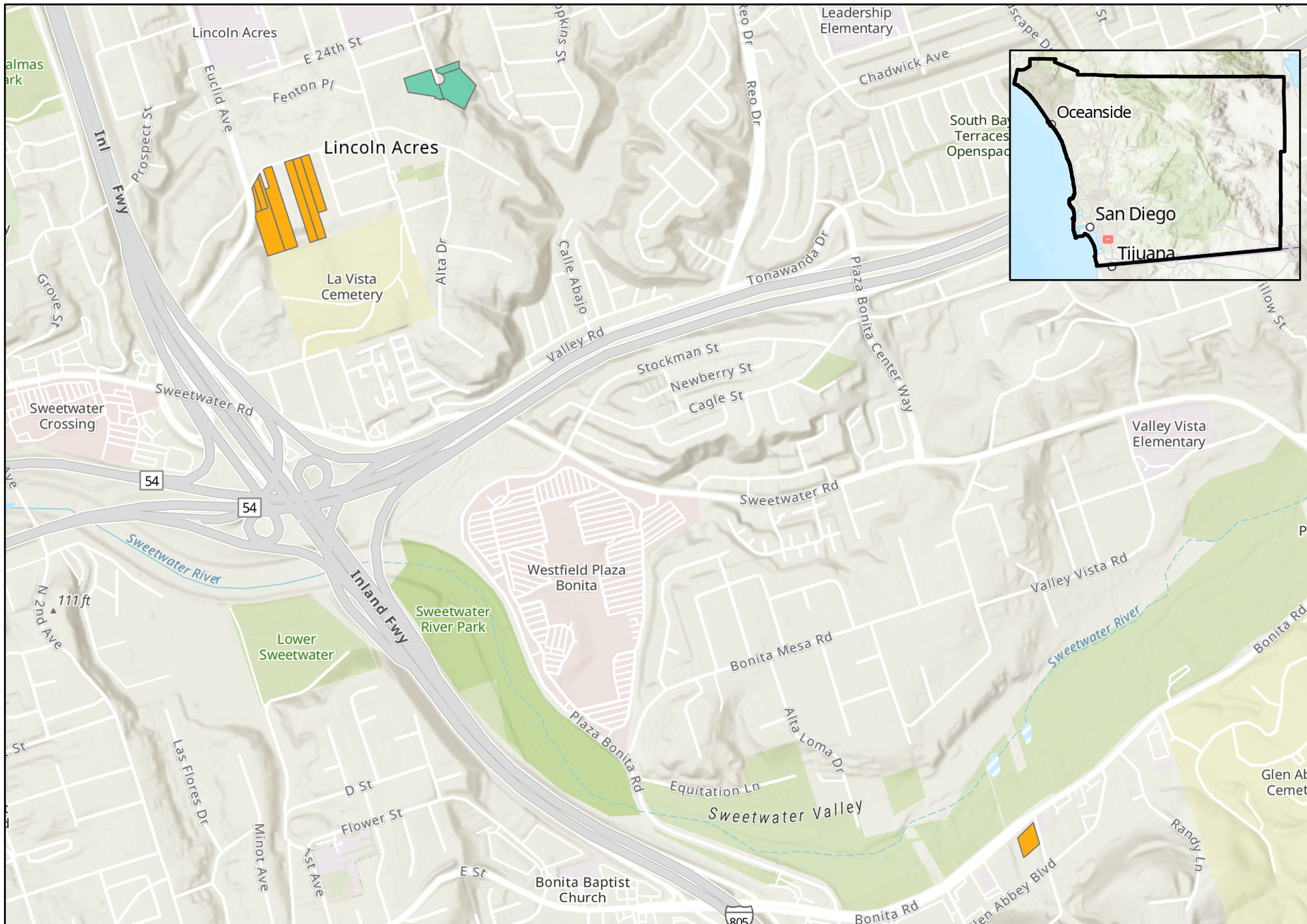
RHNA Sites Inventory



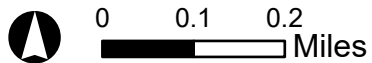
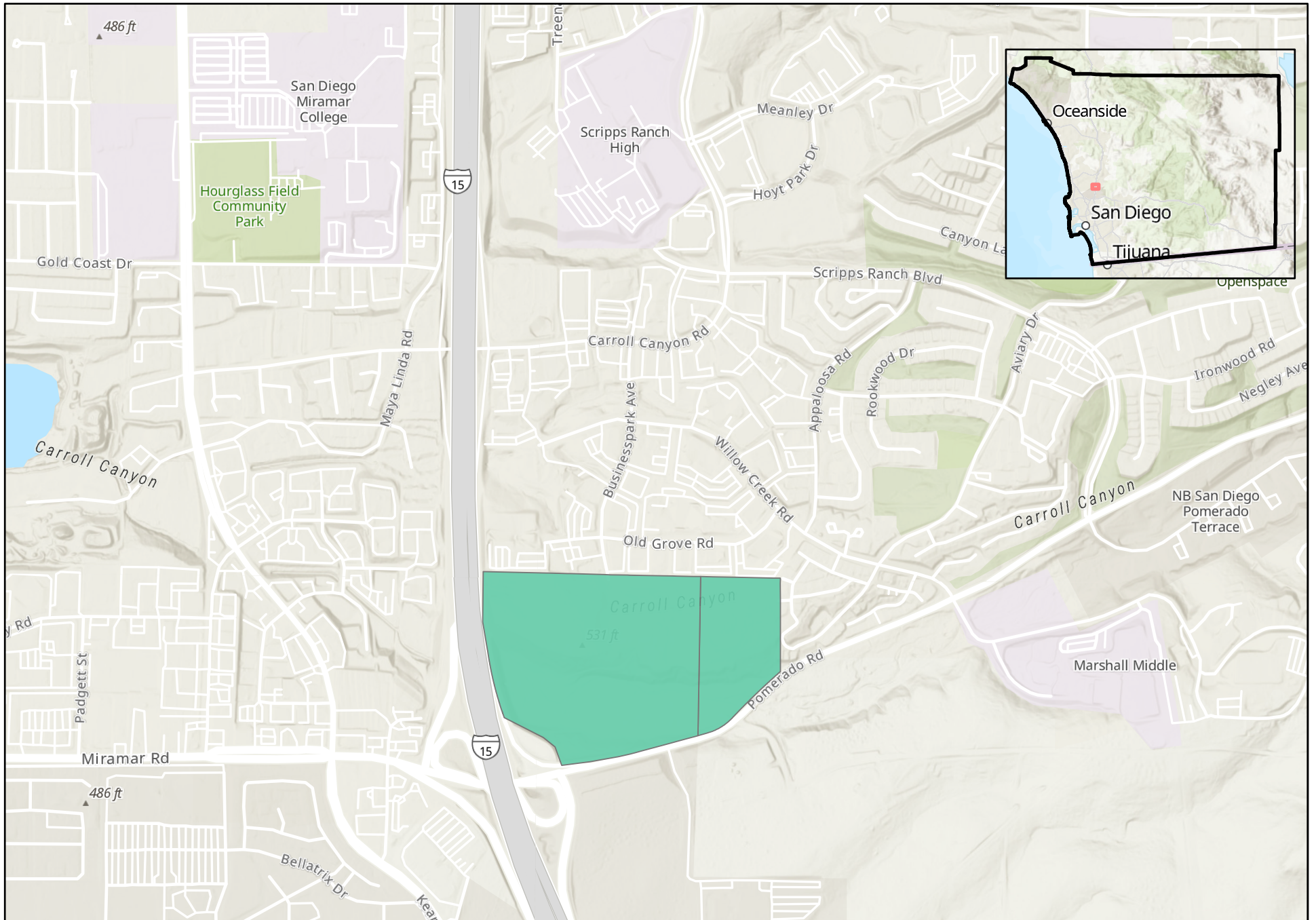
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Lakeside, Winter Gardens, Bostonia

Source: SanGIS, 2020; County of San Diego, 2020

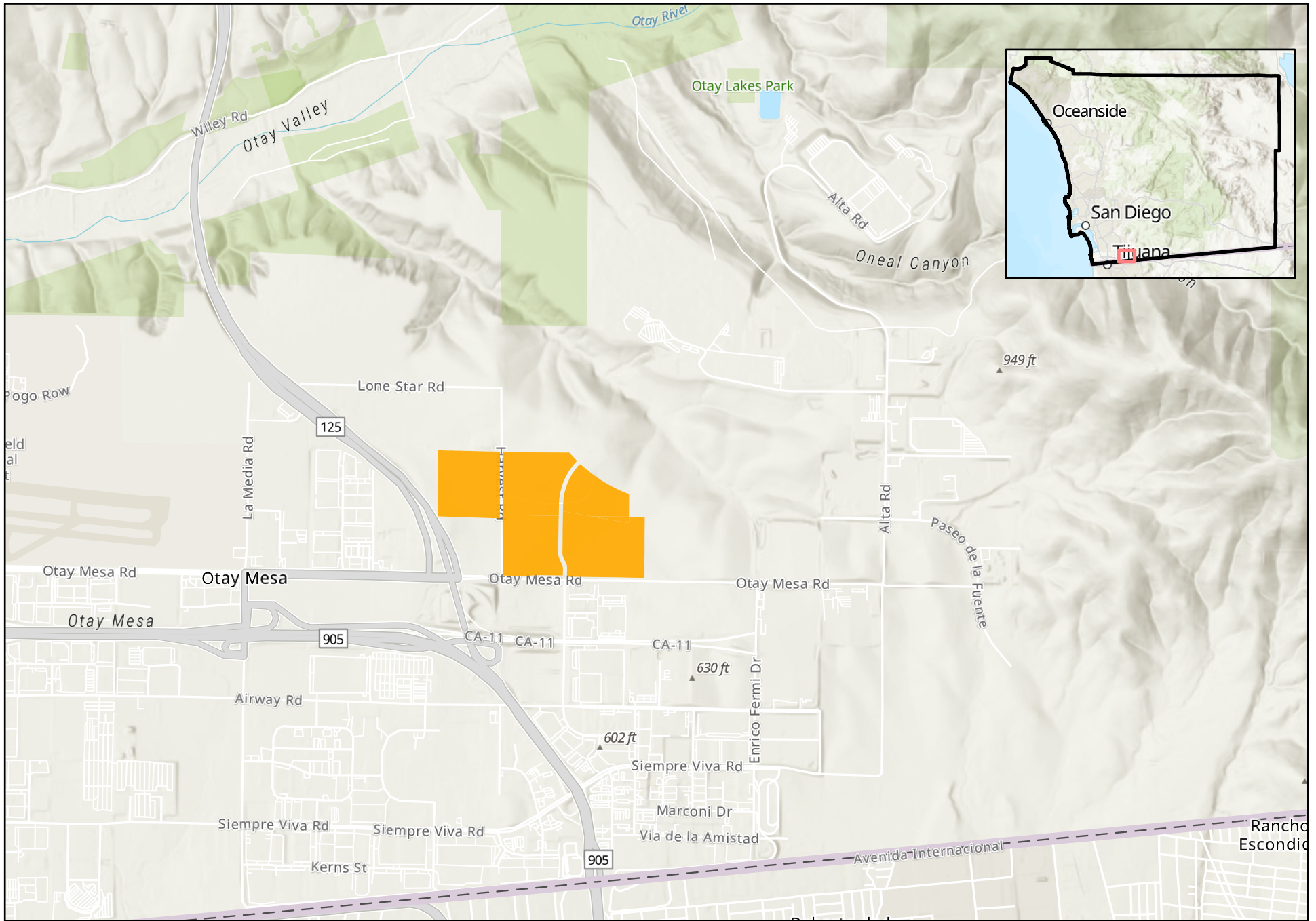


COUNTY OF SAN DIEGO, HOUSING ELEMENT
Lincoln Acres, Sweetwater



Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Miramar



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Miles

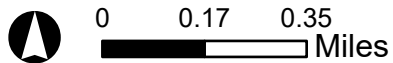
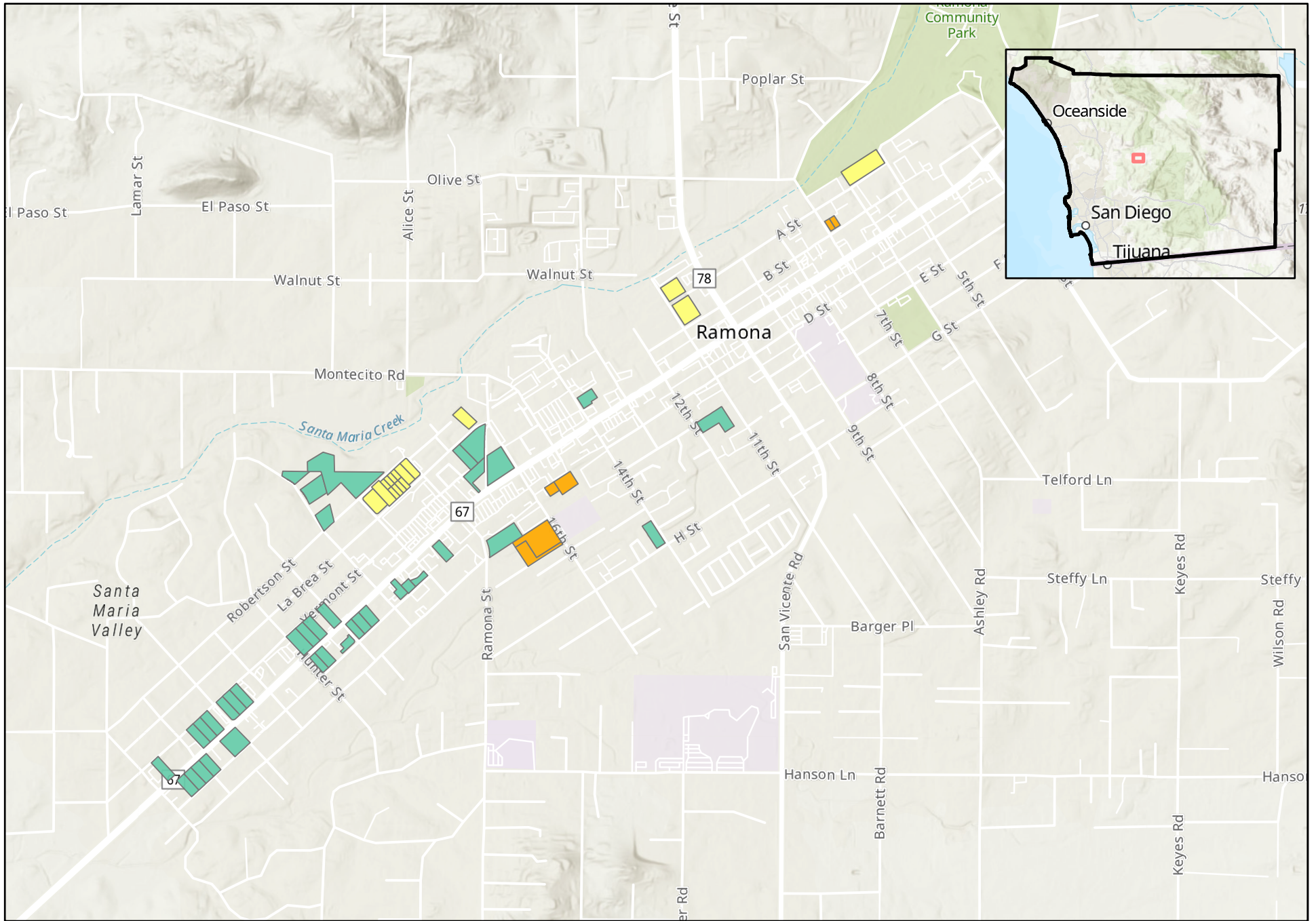
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Otay 250

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



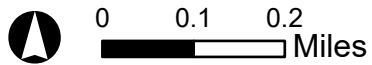
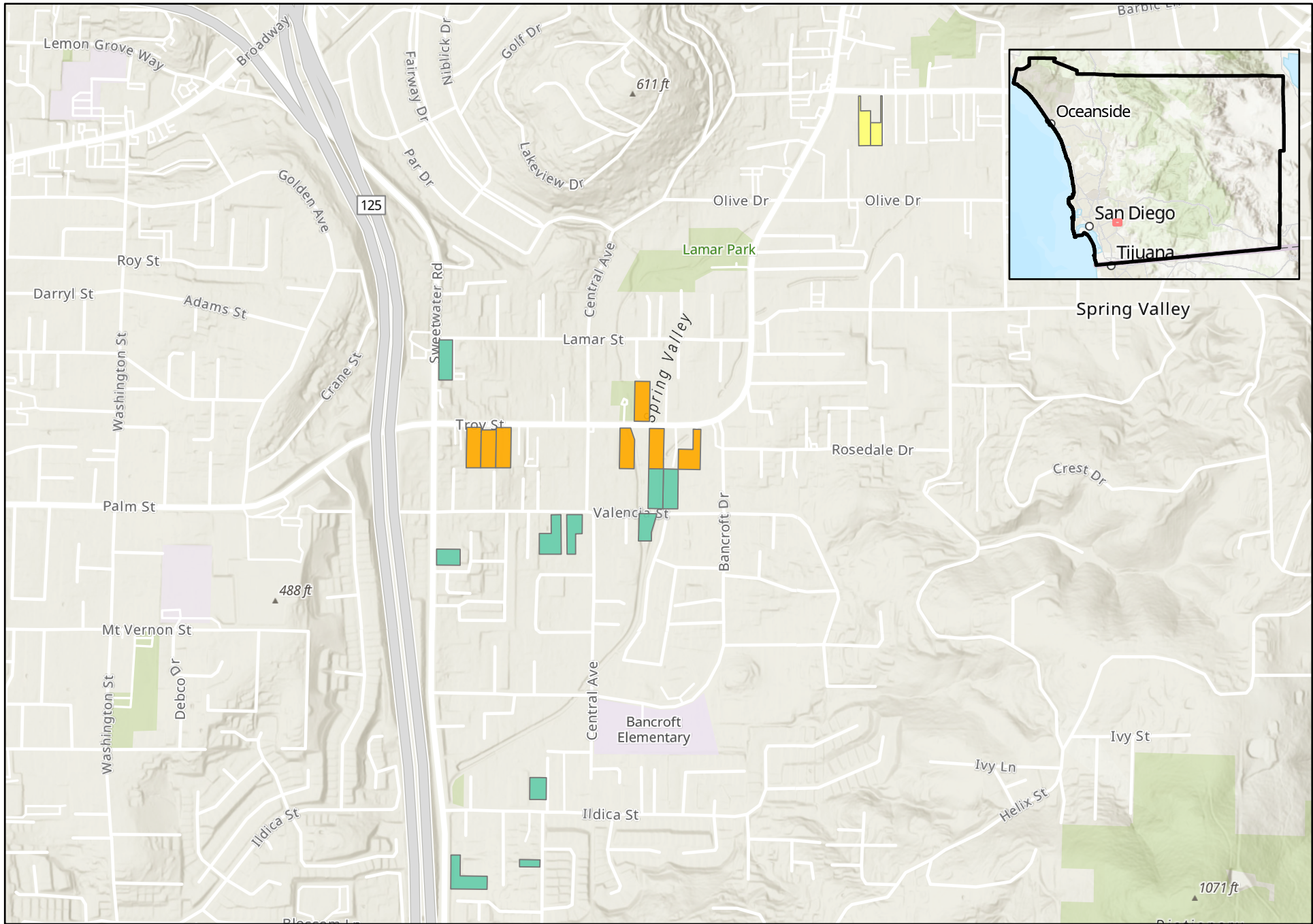
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Ramona

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Spring Valley



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-G ■ MAPS OF RHNA SITES INVENTORY

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Appendix 6-H: Table of RHNA Sites Inventory



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-H ■ TABLE OF RHNA SITES INVENTORY

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Appendix 6-H: Table of RHNA Sites Inventory



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-H ■ TABLE OF RHNA SITES INVENTORY**

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6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-H ■ TABLE OF RHNA SITES INVENTORY

APN	Site Number	Consolidated Site ID	Site Address	General Plan Land Use	Zone	Income Category	Area (Acres)	Maximum Density	Calibration Factor	Existing Units	New Unit Potential	Existing Land Use	Vacant/ Non-Vacant	5th Cycle (2017 Update)	5th Cycle Housing Element	4th Cycle Housing Element	Community Planning Area	Land to Improvement Ratio	Year Built
4031910700	AL-1		1400 BLOCK MIDWAY DR	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	3.95	15	0.7	0	35	Vacant and Undeveloped Land	Vacant	Yes	Yes		Alpine	No Improvement Value	
4033101000	AL-2		2612 ALPINE BLVD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.67	15	0.7	1	8	Single Family Detached	Non-Vacant				Alpine	1.65	46
4033312600	AL-3		1471 LOUISE DR	VILLAGE RESIDENTIAL (VR-15)	RS	Moderate	0.88	15	0.7	1	8	Single Family Detached	Non-Vacant				Alpine	1.36	84
4033700400	AL-4		1621 MIDWAY DR	VILLAGE RESIDENTIAL (VR-10.9)	RS	Moderate	2.58	10.9	0.7	0	13	Vacant and Undeveloped Land	Vacant	Yes	Yes		Alpine	No Improvement Value	
4040320500	AL-5		1455 ROCK TERRACE	VILLAGE RESIDENTIAL (VR-15)	RS	Moderate	0.52	15	0.7	1	5	Single Family Detached	Non-Vacant				Alpine	1.50	55
4032623300	AL-6	S	1248 MARSHALL RD	VILLAGE RESIDENTIAL (VR-24)	RV	Lower	0.38	24	0.7	1	5	Single Family Detached	Non-Vacant				Alpine	0.82	66
4032623200	AL-6	S	1242 MARSHALL RD	VILLAGE RESIDENTIAL (VR-24)	RV	Lower	0.89	24	0.7	1	14	Single Family Detached	Non-Vacant				Alpine	1.51	35
1260606100	B-1		5768 CAMINO DEL REY	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	13.22	15	0.7	0	139	Vacant and Undeveloped Land	Vacant	Yes	Yes		Bonsall	No Improvement Value	
3630600200	CI-1		9998 POMERADO RD	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	60.22	20	0.7	1	354	Other Recreation - High	Non-Vacant	Yes	Yes	Yes	County Islands	4.74	Unknown
3630710100	CI-2		10080 POMERADO RD	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	17.79	20	0.7	6	188	Other Recreation - High	Non-Vacant	Yes	Yes	Yes	County Islands	1.29	Unknown
5640400500	CI-3		2560 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	2.09	24	0.7	1	34	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	County Islands	1.81	65
5640400800	CI-4		2618 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.43	24	0.7	1	23	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	County Islands	2.65	33
5640400900	CI-5		2632/2628 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.43	24	0.7	2	22	Single Family Multiple-Units	Non-Vacant	Yes	Yes	Yes	County Islands	3.75	Unknown
5640401400	CI-6		2644 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.02	24	0.7	1	16	Single Family Detached	Non-Vacant	Yes	Yes	Yes	County Islands	1.21	43
5640722900	CI-7	AA	2498 VAN NESS AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.35	15	0.7	1	12	Light Industry - General	Non-Vacant				County Islands	6.00	Unknown
5640801500	CI-7	AA	2481 VAN NESS AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.31	15	0.7	0	3	Light Industry - General	Non-Vacant				County Islands	No Improvement Value	Unknown
5640801400	CI-7	AA	2499 VAN NESS AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.86	15	0.7	1	19	Light Industry - General	Non-Vacant				County Islands	2.01	56
5640402300	CI-8	Z	Corner of Euclid Ave and Ridgeway Dr	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	0.19	24	0.7	0	3	Vacant and Undeveloped Land	Vacant				County Islands	No Improvement Value	
5640402100	CI-8	Z	2542 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.82	24	0.7	1	30	Single Family Detached	Non-Vacant	Yes	Yes	Yes	County Islands	6.00	46
5640400200	CI-8	Z	2532 RIDGEWAY DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	0.39	24	0.7	1	6	Single Family Detached	Non-Vacant	Yes	Yes	Yes	County Islands	3.97	37



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1031011000	FB-1		490 ROSVALL DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.57	20	0.7	1	7	Single Family Detached	Non-Vacant				Fallbrook	1.16	88
1032461700	FB-10		223 S BRANDON RD	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.92	15	0.7	0	10	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1032462800	FB-11		504 E ELDER ST	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	3.88	15	0.7	0	41	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1032630600	FB-12		224 N MAIN AVE	VILLAGE CORE MIXED USE	FBV1	Lower	0.51	24	0.6	1	6	Arterial Commercial	Non-Vacant				Fallbrook	5.45	58
1033002500	FB-13		744 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	1.06	20	0.7	0	15	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1033005700	FB-14		650 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.59	20	0.7	0	8	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1033100100	FB-15		639 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	6.26	20	0.7	1	86	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	Fallbrook	0.77	85
1033100200	FB-16		753 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.97	20	0.7	1	13	Spaced Rural Residential	Non-Vacant				Fallbrook	7.00	37
1033100400	FB-17		645 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.51	20	0.7	1	6	Spaced Rural Residential	Non-Vacant				Fallbrook	0.49	54
1033100600	FB-18		605 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.95	20	0.7	0	13	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1033100700	FB-19		284 N WISCONSIN AV	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	1.34	20	0.7	1	18	Single Family Detached	Non-Vacant	Yes	Yes	Yes	Fallbrook	1.09	31
1031013300	FB-2		528 N HILL AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.62	15	0.7	1	6	Single Family Detached	Non-Vacant				Fallbrook	1.43	56
1033100800	FB-20		561 W HAWTHORNE ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.57	20	0.7	1	7	Single Family Detached	Non-Vacant				Fallbrook	1.83	50
1033100900	FB-21		563 W HAWTHORNE ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.60	20	0.7	1	7	Single Family Detached	Non-Vacant				Fallbrook	1.00	40
1040510200	FB-22		241 W COLLEGE ST	VILLAGE CORE MIXED USE	FBV3	Lower	1.13	24	0.7	0	19	Light Industry - General	Non-Vacant				Fallbrook	No Improvement Value	Unknown
1040510300	FB-23		333 S MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.51	24	0.7	1	8	Light Industry - General	Non-Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1040552200	FB-24		133 E ELDER ST	VILLAGE CORE MIXED USE	FBV4	Lower	0.63	24	0.6	1	8	Service Station	Non-Vacant				Fallbrook	4.40	63
1040641000	FB-25		647 S PICO AV	VILLAGE CORE MIXED USE	FBV3	Lower	1.05	24	0.7	1	17	Light Industry - General	Non-Vacant				Fallbrook	3.83	40
1041000800	FB-26		1070 ALTURAS RD	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	2.30	24	0.7	1	38	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	Fallbrook	26.43	30
1041000900	FB-27		483 W AVIATION RD	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	4.61	24	0.7	0	77	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1041321400	FB-28		212 E AVIATION RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.95	15	0.7	2	18	Single Family Multiple-Units	Non-Vacant	Yes	Yes	Yes	Fallbrook	34.03	32



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1041324900	FB-29		879 OLD STAGE RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.21	15	0.7	0	13	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1031015100	FB-3		264 N WISCONSIN ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.58	20	0.7	0	8	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1041610100	FB-30		1130 ALTURAS RD	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.98	24	0.7	0	33	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1055401900	FB-31		325 LYNDEN LN	VILLAGE CORE MIXED USE	FBV3	Lower	1.30	24	0.7	1	21	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	2.40	Unknown
1055407600	FB-32		813 E MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.60	24	0.7	1	9	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	4.09	Unknown
1058100400	FB-33		149 N BRANDON RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.82	24	0.7	0	14	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1058100600	FB-34		243 N BRANDON RD	VILLAGE CORE MIXED USE	FBV3	Lower	1.35	24	0.7	0	23	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
1031820900	FB-35	A	415 MINNESOTA AVE	VILLAGE CORE MIXED USE	FBV3	Lower	0.32	24	0.7	0	5	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1031820500	FB-35	A	666 E MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.19	24	0.7	0	3	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1031820600	FB-35	A	438 LYNDEN LN	VILLAGE CORE MIXED USE	FBV3	Lower	0.20	24	0.7	0	3	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1040530900	FB-36	AB	124 W COLLEGE ST	VILLAGE CORE MIXED USE	FBV3	Lower	0.58	24	0.7	1	9	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	7.06	79
1040530100	FB-36	AB	Corner of S Pico Ave and W College St	VILLAGE CORE MIXED USE	FBV3	Lower	0.03	24	0.7	0	1	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	No Improvement Value	
1031830600	FB-37	B	342 LYNDEN LN	VILLAGE CORE MIXED USE	FBV3	Lower	0.52	24	0.7	1	8	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	2.45	60
1031831000	FB-37	B	575 E MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.24	24	0.7	0	4	Surface Parking Lot	Non-Vacant				Fallbrook	No Improvement Value	
1055402100	FB-38	C	739 E MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.31	24	0.7	0	5	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	No Improvement Value	Unknown
1055402200	FB-38	C	739 E MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.60	24	0.7	1	9	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	1.16	79
1031320300	FB-39	D	421 N PICO AVE	VILLAGE CORE MIXED USE	FBV2	Lower	0.16	24	0.6	1	1	Surface Parking Lot	Non-Vacant				Fallbrook	4.00	
1031321000	FB-39	D	143 W MISSION RD	VILLAGE CORE MIXED USE	FBV2	Lower	0.24	24	0.6	0	3	Surface Parking Lot	Non-Vacant				Fallbrook	7.01	



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1031015500	FB-4		461 ROSVALL DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.67	20	0.7	0	9	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1033005300	FB-40	E	500 W ALVARADO	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.15	20	0.7	0	2	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1033005800	FB-40	E	580 W ALVARADO ST	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.30	20	0.7	0	4	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1032221100	FB-41	F	249 W FIG ST	VILLAGE CORE MIXED USE	FBV3	Lower	0.15	24	0.7	0	3	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1032221400	FB-41	F	218 S MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.15	24	0.7	0	2	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1032221600	FB-41	F	250 S MISSION RD	VILLAGE CORE MIXED USE	FBV3	Lower	0.15	24	0.7	0	3	Vacant and Undeveloped Land	Vacant	Yes	Yes		Fallbrook	No Improvement Value	
1032220700	FB-42	G	237 S PICO AVE	VILLAGE CORE MIXED USE	FBV3	Lower	0.28	24	0.7	0	5	Automobile Dealership	Non-Vacant				Fallbrook	No Improvement Value	Unknown
1032221000	FB-42	G	210 W FIG ST	VILLAGE CORE MIXED USE	FBV3	Lower	0.32	24	0.7	1	4	Arterial Commercial	Non-Vacant				Fallbrook	1.15	38
1032222400	FB-42	G	277 S PICO AV	VILLAGE CORE MIXED USE	FBV3	Lower	0.19	24	0.7	0	3	Automobile Dealership	Non-Vacant				Fallbrook	No Improvement Value	
1032222300	FB-42	G	213 W ELDER ST	VILLAGE CORE MIXED USE	FBV3	Lower	0.18	24	0.7	1	2	Automobile Dealership	Non-Vacant				Fallbrook	6.89	54
1032230300	FB-43	H	263 S PICO AVE	VILLAGE CORE MIXED USE	FBV3	Lower	0.18	24	0.7	0	3	Single Family Detached	Non-Vacant				Fallbrook	No Improvement Value	Unknown
1032230200	FB-43	H	214 S PICO AVE	VILLAGE CORE MIXED USE	FBV3	Lower	0.17	24	0.7	2	1	Single Family Multiple-Units	Non-Vacant				Fallbrook	0.86	Unknown
1032230100	FB-43	H	155 W FIG ST	VILLAGE CORE MIXED USE	FBV3	Lower	0.19	24	0.7	0	3	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1032430700	FB-44	I	202 S ORANGE AVE	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.31	15	0.7	0	3	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1032430800	FB-44	I	202 S ORANGE AVE	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.45	15	0.7	0	5	Vacant and Undeveloped Land	Vacant				Fallbrook	No Improvement Value	
1040653500	FB-45	J	609 S VINE ST	VILLAGE CORE MIXED USE	FBV4	Lower	0.42	24	0.6	0	6	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	No Improvement Value	Unknown
1040652100	FB-45	J	627 S VINE ST	VILLAGE CORE MIXED USE	FBV4	Lower	0.60	24	0.6	0	9	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	3.50	74
1042011200	FB-46	K	1461 OLD STAGE RD	GENERAL COMMERCIAL	C36	Lower	0.42	40	0.6	0	10	Surface Parking Lot	Non-Vacant				Fallbrook	No Improvement Value	
1042011600	FB-46	K	1443 OLD STAGE RD	GENERAL COMMERCIAL	C36	Lower	0.22	40	0.6	0	5	Arterial Commercial	Non-Vacant				Fallbrook	1.45	73



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1043501000	FB-47		202 LAURINE LN	GENERAL COMMERCIAL	C36	Lower	1.15	40	0.6	0	27	Vacant and Undeveloped Land	Vacant				Fallbrook	-	
1031110200	FB-5		529 N HILL AV	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.59	30	0.7	1	11	Single Family Detached	Non-Vacant				Fallbrook	2.55	64
1032231200	FB-6		215 S MAIN AVE	VILLAGE CORE MIXED USE	FBV1	Lower	0.51	24	0.6	1	6	Arterial Commercial	Non-Vacant				Fallbrook	5.00	Unknown
1032320500	FB-7		251 N VINE ST	VILLAGE CORE MIXED USE	FBV3	Lower	1.63	24	0.7	1	26	Other Retail Trade and Strip Commercial	Non-Vacant				Fallbrook	11.77	Unknown
1032333100	FB-8		306 E ALVARADO ST	VILLAGE CORE MIXED USE	FBV3	Lower	1.34	24	0.7	1	21	Light Industry - General	Non-Vacant				Fallbrook	2.83	Unknown
1032421300	FB-9		200 S ORANGE AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.57	15	0.7	0	6	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Fallbrook	No Improvement Value	
3821915600	LS-1		9224 WINTER GARDENS BLVD	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	4.19	20	0.7	0	45	Vacant and Undeveloped Land	Vacant	Yes			Lakeside	No Improvement Value	
3943403900	LS-10		12120 ROCKCREST RD	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	0.67	24	0.7	0	11	Agriculture	Non-Vacant	Yes	Yes	Yes	Lakeside	104.00	
3971403300	LS-11		13528 HWY 8 BUSINESS	VILLAGE RESIDENTIAL (VR-15)	C36	Moderate	0.98	15	0.6	1	8	Single Family Detached	Non-Vacant				Lakeside	1.30	50
3971403400	LS-12		13518 HWY 8 BUSINESS	VILLAGE RESIDENTIAL (VR-15)	C36	Moderate	0.59	15	0.6	0	5	Arterial Commercial	Non-Vacant				Lakeside	6.61	Unknown
3972903800	LS-13		13288 HWY 80	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	4.20	15	0.7	2	42	Spaced Rural Residential	Non-Vacant	Yes	Yes		Lakeside	2.39	Unknown
3982100300	LS-14		13584 I-8 BUSINESS	GENERAL COMMERCIAL	C34	Moderate	4.86	13.5	0.7	1	45	Spaced Rural Residential	Non-Vacant				Lakeside	329.00	32
3983300200	LS-15		9161 PINKARD LN	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.80	15	0.7	1	7	Single Family Detached	Non-Vacant				Lakeside	1.29	25
4003700200	LS-16		13333 LOS COCHES RD E	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.90	15	0.7	1	8	Single Family Detached	Non-Vacant				Lakeside	1.21	20
4003702600	LS-17		8453 HOLSO FAR RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.01	15	0.7	1	10	Single Family Detached	Non-Vacant				Lakeside	2.18	57
4831010800	LS-18		1228 VICTOR AV	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.01	15	0.7	0	11	Vacant and Undeveloped Land	Vacant	Yes	Yes		Lakeside	No Improvement Value	
4840122700	LS-19		1061 MALENE LN	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.59	15	0.7	1	5	Single Family Detached	Non-Vacant				Lakeside	1.80	40
3822426700	LS-2		11843 WATERHILL RD	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.57	15	0.7	1	5	Single Family Detached	Non-Vacant				Lakeside	1.34	61
4840918100	LS-20		1015 GREENFIELD DR	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	1.02	24	0.7	0	17	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	1.50	Unknown
4840922100	LS-21		1172 N 1ST ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.86	15	0.7	1	19	Single Family Detached	Non-Vacant	Yes			Lakeside	2.23	42
4841022700	LS-22		1152 SUMNER AV	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.90	15	0.7	1	8	Single Family Detached	Non-Vacant	Yes			Lakeside	1.51	58
4841831200	LS-23		1137 SUMNER AVE	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.73	15	0.7	1	7	Single Family Multiple-Units	Non-Vacant	Yes			Lakeside	1.62	44



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4841832700	LS-24		1143 SUMNER AV	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.55	15	0.7	0	6	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Lakeside	No Improvement Value	
3822305900	LS-25	T	9614 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C34	Lower	0.81	29	0.7	1	15	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	0.91	91
3822305800	LS-25	T	9606 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C34	Lower	0.58	29	0.7	1	11	Service Station	Non-Vacant				Lakeside	2.44	89
3822305700	LS-25	T	9610 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C34	Lower	0.62	29	0.7	1	12	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	1.03	92
4831401400	LS-26	U	1141 PIERRE WY	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.34	15	0.7	0	4	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Lakeside	No Improvement Value	
4831401200	LS-26	U	1222 PIERRE WY	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.23	15	0.7	0	2	Vacant and Undeveloped Land	Vacant				Lakeside	No Improvement Value	
4831401300	LS-26	U	1220 PIERRE WY	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.14	15	0.7	1	0	Single Family Detached	Non-Vacant				Lakeside	1.61	59
4831401000	LS-26	U	1139 PIERRE WY	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.36	15	0.7	1	3	Single Family Detached	Non-Vacant				Lakeside	1.03	55
4831400900	LS-26	U	1214 PIERRE WY	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.35	15	0.7	1	3	Single Family Detached	Non-Vacant				Lakeside	1.09	58
4842910100	LS-27	V	1058 N ANZA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.45	15	0.7	0	5	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Lakeside	No Improvement Value	
4840923300	LS-27	V	1104 N ANZA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	2.13	15	0.7	2	20	Single Family Multiple-Units	Non-Vacant	Yes	Yes	Yes	Lakeside	1.60	Unknown
3885521900	LS-28	W	8201 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C36	Lower	0.30	40	0.6	1	6	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	1.67	68
3885521800	LS-28	W	12015 SHORT ST	GENERAL COMMERCIAL	C36	Lower	0.33	40	0.6	1	7	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	0.89	61
3885521700	LS-28	W	12015 SHORT ST	GENERAL COMMERCIAL	C36	Lower	0.36	40	0.6	1	8	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	8.25	61
3885523500	LS-29	X	8201 LINDEN RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.27	15	0.7	0	3	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Lakeside	No Improvement Value	
3885523400	LS-29	X	8202 LINDEN RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.52	15	0.7	1	4	Warehousing	Non-Vacant	Yes			Lakeside	16.00	67
3822906300	LS-3		9414 WINTER GARDENS BLVD	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	0.94	24	0.7	1	15	Single Family Detached	Non-Vacant				Lakeside	1.36	42
3882501000	LS-30	Y	7921 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C36	Lower	0.41	40	0.6	0	10	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	1.90	Unknown
3882500900	LS-30	Y	7931 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C36	Lower	0.16	40	0.6	0	4	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	0.92	57
3882502700	LS-4		7908 WINTER GARDENS BLVD	GENERAL COMMERCIAL	C36	Lower	0.73	40	0.6	0	18	Service Station	Non-Vacant				Lakeside	1.23	Unknown



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APN	Site Number	Consolidated Site ID	Site Address	General Plan Land Use	Zone	Income Category	Area (Acres)	Maximum Density	Calibration Factor	Existing Units	New Unit Potential	Existing Land Use	Vacant/ Non-Vacant	5th Cycle (2017 Update)	5th Cycle Housing Element	4th Cycle Housing Element	Community Planning Area	Land to Improvement Ratio	Year Built
3882603200	LS-5		1332 PEPPER DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.55	30	0.7	1	10	Single Family Detached	Non-Vacant				Lakeside	0.88	29
3882603300	LS-6		1324 PEPPER DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.54	30	0.7	3	8	Single Family Multiple-Units	Non-Vacant				Lakeside	3.00	54
3885521000	LS-7		8210 WINTER GARDENS BL	GENERAL COMMERCIAL	C36	Lower	0.50	40	0.6	1	11	Other Retail Trade and Strip Commercial	Non-Vacant				Lakeside	0.92	71
3940640700	LS-8		12557 LAUREL ST	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.51	30	0.7	1	10	Single Family Detached	Non-Vacant				Lakeside	1.07	52
3940641100	LS-9		12562 LAKESHORE DR	VILLAGE RESIDENTIAL (VR-30)	C36	Lower	0.50	30	0.6	0	9	Neighborhood Shopping Center	Non-Vacant				Lakeside	1.10	Unknown
1831511000	NCM-1		1864 ANNA LN	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.85	15	0.7	1	18	Single Family Detached	Non-Vacant	Yes	Yes		North County Metro	3.79	45
1841810400	NCM-10		350 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	5.64	30	0.7	1	117	Intensive Agriculture	Non-Vacant	Yes	Yes	Yes	North County Metro	0.74	
1841812200	NCM-11		1965 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	4.46	30	0.7	1	86	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	3.55	45
1841812300	NCM-12		1901 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	1.68	30	0.7	1	34	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	1.03	50
1841812600	NCM-13		2018 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	2.97	30	0.7	1	61	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	1.24	51
1841812700	NCM-14		1900 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	3.11	30	0.7	1	64	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	1.67	37
1841812800	NCM-15		2022 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	4.81	30	0.7	1	100	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	0.41	40
1841813000	NCM-16		2028 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	2.93	30	0.7	1	61	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	1.29	78
1841813100	NCM-17		400 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	1.00	30	0.7	0	21	Agriculture	Non-Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841813300	NCM-18		2102 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	8.86	30	0.7	1	185	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	8.00	39
1841813600	NCM-19		380 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.90	30	0.7	1	18	Single Family Detached	Non-Vacant	Yes	Yes	Yes	North County Metro	1.86	78
1832112800	NCM-2		263 EL VALLE OPULENTO	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.49	15	0.7	0	16	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841814300	NCM-20		2106 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	2.34	30	0.7	1	48	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	2.55	64
1841814400	NCM-21		1940 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.74	30	0.7	1	15	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	3.25	64



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APN	Site Number	Consolidated Site ID	Site Address	General Plan Land Use	Zone	Income Category	Area (Acres)	Maximum Density	Calibration Factor	Existing Units	New Unit Potential	Existing Land Use	Vacant/ Non-Vacant	5th Cycle (2017 Update)	5th Cycle Housing Element	4th Cycle Housing Element	Community Planning Area	Land to Improvement Ratio	Year Built
2170743800	NCM-22		435 PLUMOSA AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.09	15	0.7	0	11	Single Family Detached	Non-Vacant	Yes	Yes		North County Metro	No Improvement Value	
2170812400	NCM-23		299 LAVENDER LN	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	1.30	15	0.7	0	14	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2170820800	NCM-24		2357 S SANTE FE AVE	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	5.54	20	0.7	0	76	Field Crops	Non-Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2170920800	NCM-25		326 PLUMOSA AV	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.68	15	0.7	0	7	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2170933400	NCM-26		2539 POINSETTIA CT	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.23	15	0.7	0	2	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2170933500	NCM-27		2515 POINSETTIA CT	VILLAGE RESIDENTIAL (VR-15)	RU	Moderate	0.44	15	0.7	0	5	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2243103300	NCM-28		546 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	3.02	24	0.7	2	49	Spaced Rural Residential	Non-Vacant	Yes	Yes		North County Metro	0.74	54
2243103400	NCM-29		2101 RIDGEVIEW PL	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	0.59	24	0.7	1	9	Single Family Detached	Non-Vacant				North County Metro	1.45	59
1841214000	NCM-3		2148 PRIMROSE AV	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	1.28	20	0.7	1	17	Single Family Detached	Non-Vacant	Yes	Yes	Yes	North County Metro	1.54	74
2243103500	NCM-30		532 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	0.61	24	0.7	1	9	Single Family Detached	Non-Vacant				North County Metro	3.10	Unknown
2243103600	NCM-31		555 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	1.09	24	0.7	1	17	Spaced Rural Residential	Non-Vacant	Yes	Yes		North County Metro	3.06	45
2263804400	NCM-32		585 RANCHO DE ORO RD	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	3.57	24	0.7	1	59	Spaced Rural Residential	Non-Vacant				North County Metro	0.47	Unknown
2243101500	NCM-33	AC	483 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	0.45	24	0.7	0	7	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2243101400	NCM-33	AC	493 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	0.30	24	0.7	0	5	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
2243101100	NCM-33	AC	474 ROBIN HILL LN	VILLAGE RESIDENTIAL (VR-24)	RS	Lower	0.49	24	0.7	0	8	Single Family Detached	Non-Vacant			Yes	North County Metro	No Improvement Value	Unknown
1841211400	NCM-34	AD	228 ROBELINI DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.27	20	0.7	1	3	Single Family Detached	Non-Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	50
1841213900	NCM-34	AD	210 ROBELINI DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	1.28	20	0.7	1	17	Single Family Detached	Non-Vacant	Yes	Yes	Yes	North County Metro	2.66	Unknown
1841812500	NCM-35	L	1933 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.30	30	0.7	1	5	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	3.12	40



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1841812400	NCM-35	L	1955 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	1.21	30	0.7	1	24	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	4.97	57
1841813500	NCM-36	M	402 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.80	30	0.7	0	17	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841813400	NCM-36	M	396 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	0.48	30	0.7	1	9	Single Family Detached	Non-Vacant	Yes	Yes	Yes	North County Metro	1.24	35
1841221100	NCM-4		2195 PRIMROSE AV	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.59	20	0.7	0	8	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841620200	NCM-5		1987 BUENA CREEK RD	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	2.00	30	0.7	0	2	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841620300	NCM-6		1975 BUENA CREEK RD	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	3.61	30	0.7	1	43	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	2.60	29
1841810100	NCM-7		2132 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	2.11	30	0.7	0	44	Intensive Agriculture	Non-Vacant	Yes	Yes	Yes	North County Metro	64.00	
1841810200	NCM-8		244 ESTRELITA DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	1.10	30	0.7	0	23	Agriculture	Non-Vacant	Yes	Yes	Yes	North County Metro	No Improvement Value	
1841810300	NCM-9		2134 VICTORY DR	VILLAGE RESIDENTIAL (VR-30)	RU	Lower	3.36	30	0.7	1	69	Spaced Rural Residential	Non-Vacant	Yes	Yes	Yes	North County Metro	1.96	49
2811901500	RM-1		254 S 14TH ST	GENERAL COMMERCIAL	RMV5	Moderate	0.83	14.5	0.6	0	7	Vacant and Undeveloped Land	Vacant				North County Metro	No Improvement Value	
2821301400	RM-10		1860 ROBERTSON ST	VILLAGE RESIDENTIAL (VR-20)	RMV5	Moderate	1.05	20	0.6	1	12	Spaced Rural Residential	Non-Vacant				Ramona	0.39	78
2821301900	RM-13		173 RAMONA ST	GENERAL COMMERCIAL	RMV5	Moderate	2.30	14.5	0.6	0	20	Vacant and Undeveloped Land	Vacant	Yes	Yes		Ramona	No Improvement Value	
2821302000	RM-14		1500 block of La Brea St	GENERAL COMMERCIAL	RMV5	Moderate	1.04	14.5	0.6	0	9	Field Crops	Non-Vacant	Yes	Yes		Ramona	No Improvement Value	
2821304600	RM-15		Corner of Paseo Ct and N Ramona St	GENERAL COMMERCIAL	RMV5	Moderate	1.13	14.5	0.5	0	8	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821305300	RM-16		111 N LETTON ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.12	15	0.7	1	11	Spaced Rural Residential	Non-Vacant				Ramona	1.47	85
2821307300	RM-17		North of Robertson St; no address	VILLAGE RESIDENTIAL (VR-15)	RMV4	Moderate	5.71	15	0.6	0	35	Field Crops	Non-Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2821412600	RM-18		201 HUNTER ST	GENERAL COMMERCIAL	RMV5	Moderate	1.35	14.5	0.5	0	10	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821412700	RM-19		2142 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.97	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	



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2811601600	RM-2		1619 LA BREA ST	VILLAGE RESIDENTIAL (VR-20)	RMV4	Moderate	1.00	20	0.6	1	11	Single Family Detached	Non-Vacant				Ramona	2.39	53
2821412800	RM-20		2142 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	1.02	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821413000	RM-21		243 S JULIAN ST	GENERAL COMMERCIAL	RMV4	Moderate	1.05	14.5	0.5	0	8	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821502500	RM-22		1840 MAIN ST	GENERAL COMMERCIAL	RMV5	Moderate	0.83	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821912800	RM-23		2560 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.95	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821913300	RM-24		2462 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.95	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821913400	RM-25		2444 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.97	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821913500	RM-26		2424 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.98	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821923000	RM-27		248 S KALBAUGH ST	GENERAL COMMERCIAL	RMV4	Moderate	0.93	14.5	0.5	0	7	Other Retail Trade and Strip Commercial	Non-Vacant				Ramona	No Improvement Value	Unknown
2821923100	RM-28		2360 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.99	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821923200	RM-29		2342 VERMONT ST	GENERAL COMMERCIAL	RMV4	Moderate	0.98	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2811710400	RM-3		1649 CA-67	GENERAL COMMERCIAL	RMV5	Moderate	2.50	14.5	0.5	0	18	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822010300	RM-30		2555 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.91	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822010400	RM-31		2535 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.86	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822010500	RM-32		351 WYNOLA ST	GENERAL COMMERCIAL	RMV4	Moderate	0.96	14.5	0.5	0	7	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822020100	RM-33		358 WYNOLA ST	GENERAL COMMERCIAL	RMV4	Moderate	0.88	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822020400	RM-34		349 S KALBAUGH ST	GENERAL COMMERCIAL	RMV4	Moderate	1.83	14.5	0.5	0	13	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822120100	RM-35		Kelly Ave and Julian St	GENERAL COMMERCIAL	RMV5	Moderate	0.61	14.5	0.5	0	4	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	



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2822120200	RM-36		Between Kelly Ave and Main St	GENERAL COMMERCIAL	RMV5	Moderate	0.82	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822121500	RM-37		2100 KELLY AVE	GENERAL COMMERCIAL	RMV4	Moderate	0.50	14.5	0.5	0	4	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822210100	RM-38		354 S JULIAN ST	GENERAL COMMERCIAL	RMV4	Moderate	0.63	14.5	0.5	0	5	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822210200	RM-39		2073 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.81	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2812610200	RM-4		112 11TH ST	VILLAGE RESIDENTIAL (VR-20)	RMV4	Moderate	1.29	20	0.6	0	15	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822210300	RM-40		2053 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.84	14.5	0.5	0	6	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822220300	RM-41		1971 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.62	14.5	0.5	0	5	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822613400	RM-42		444 RAMONA ST	VILLAGE RESIDENTIAL (VR-15)	RMV5	Moderate	2.29	15	0.6	0	19	Field Crops	Non-Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2822616000	RM-43		1625 F ST	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	3.40	24	0.7	0	57	Field Crops	Non-Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2822616200	RM-44		1639 F ST	VILLAGE RESIDENTIAL (VR-24)	RMV4	Lower	1.47	24	0.6	0	20	Field Crops	Non-Vacant	Yes	Yes	Yes	Ramona	15.08	
2822633000	RM-45		739 S 14TH ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.09	15	0.7	0	11	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2841713500	RM-46		500 12TH ST	VILLAGE RESIDENTIAL (VR-10.9)	RU	Moderate	1.98	10.9	0.7	0	15	Vacant and Undeveloped Land	Vacant	Yes	Yes		Ramona	24.00	
2821305700	RM-47	N	1841 LA BREA ST	VILLAGE RESIDENTIAL (VR-20)	RMV5	Moderate	0.25	20	0.6	1	2	Spaced Rural Residential	Non-Vacant				Ramona	2.05	42
2822222600	RM-48	O	1923 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.42	14.5	0.5	0	3	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822221000	RM-48	O	1951 KELLY AV	GENERAL COMMERCIAL	RMV4	Moderate	0.44	14.5	0.5	0	3	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2822627400	RM-49	P	1500 block 15th st	VILLAGE RESIDENTIAL (VR-24)	RMV5	Lower	1.20	24	0.6	0	17	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2822621500	RM-49	P	400 block 16th st	VILLAGE RESIDENTIAL (VR-24)	RMV5	Lower	0.46	24	0.6	0	6	Vacant and Undeveloped Land	Vacant	Yes	Yes	Yes	Ramona	No Improvement Value	
2812621000	RM-5		176 11TH ST	VILLAGE RESIDENTIAL (VR-20)	RMV4	Moderate	1.83	20	0.6	0	22	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2813420600	RM-50	Q	687 B St	VILLAGE RESIDENTIAL (VR-24)	RMV5	Lower	0.25	24	0.6	1	3	Vacant and Undeveloped Land	Vacant			Yes	Ramona	23.00	



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APPENDIX 6-H ■ TABLE OF RHNA SITES INVENTORY

APN	Site Number	Consolidated Site ID	Site Address	General Plan Land Use	Zone	Income Category	Area (Acres)	Maximum Density	Calibration Factor	Existing Units	New Unit Potential	Existing Land Use	Vacant/ Non-Vacant	5th Cycle (2017 Update)	5th Cycle Housing Element	4th Cycle Housing Element	Community Planning Area	Land to Improvement Ratio	Year Built
2813420500	RM-50	Q	677 B ST	VILLAGE RESIDENTIAL (VR-24)	RMV5	Lower	0.27	24	0.6	1	3	Single Family Detached	Non-Vacant			Yes	Ramona	2.57	39
2814240100	RM-6		555 A ST	VILLAGE RESIDENTIAL (VR-20)	RMV5	Moderate	2.75	20	0.6	0	33	Vacant and Undeveloped Land	Vacant				Ramona	No Improvement Value	
2821300200	RM-7		145 N LETTON ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.68	15	0.7	1	17	Spaced Rural Residential	Non-Vacant				Ramona	1.20	60
2821300600	RM-8		295 N LETTON ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.85	15	0.7	1	8	Spaced Rural Residential	Non-Vacant				Ramona	1.11	99
5032624800	SV-1		3045 SWEETWATER RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.91	15	0.7	1	9	Single Family Detached	Non-Vacant				Spring Valley	1.16	54
5032907400	SV-10		8939 TROY ST	GENERAL COMMERCIAL	C36	Lower	0.99	40	0.6	2	22	Other Retail Trade and Strip Commercial	Non-Vacant				Spring Valley	2.33	Unknown
5033910500	SV-11		2555 SWEETWATER RD	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.63	15	0.7	1	6	Single Family Detached	Non-Vacant				Spring Valley	1.98	55
5033921000	SV-12		8747 VALENCIA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	1.05	15	0.7	1	10	Single Family Detached	Non-Vacant	Yes	Yes	Yes	Spring Valley	1.29	41
5033921200	SV-13		8771 VALENCIA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.78	15	0.7	1	7	Single Family Detached	Non-Vacant				Spring Valley	1.22	49
5034000400	SV-14		8873 VALENCIA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.66	15	0.7	1	6	Single Family Detached	Non-Vacant				Spring Valley	1.90	46
5040110500	SV-15		9134 OLIVE DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.51	20	0.7	0	7	Surface Parking Lot	Non-Vacant	Yes	Yes	Yes	Spring Valley	No Improvement Value	Unknown
5040112500	SV-16		9110 OLIVE DR	VILLAGE RESIDENTIAL (VR-20)	RU	Moderate	0.73	20	0.7	2	8	Single Family Multiple-Units	Non-Vacant				Spring Valley	0.72	35
5780114800	SV-17		2130 EL PASILLO	VILLAGE RESIDENTIAL (VR-10.9)	RV	Moderate	0.60	10.9	0.7	0	5	Vacant and Undeveloped Land	Vacant	Yes	Yes		Spring Valley	No Improvement Value	
5780127500	SV-18		2038 ILDICA WY	VILLAGE RESIDENTIAL (VR-10.9)	RV	Moderate	0.25	10.9	0.7	0	2	Vacant and Undeveloped Land	Vacant	Yes	Yes		Spring Valley	No Improvement Value	
5780128000	SV-19		2027 SWEETWATER RD	VILLAGE RESIDENTIAL (VR-10.9)	RV	Moderate	1.11	10.9	0.7	0	9	Vacant and Undeveloped Land	Vacant	Yes	Yes		Spring Valley	No Improvement Value	
5032734100	SV-2		8858 TROY ST	GENERAL COMMERCIAL	C36	Lower	1.01	40	0.6	2	22	Single Family Multiple-Units	Non-Vacant				Spring Valley	2.10	34
5701801300	SV-20		4220 CORDELLE LN	VILLAGE RESIDENTIAL (VR-24)	RU	Lower	0.83	24	0.7	2	12	Single Family Multiple-Units	Non-Vacant				Sweetwater	0.75	Unknown
5032800700	SV-3		8653 TROY ST	GENERAL COMMERCIAL	C36	Lower	0.98	40	0.6	1	23	Other Retail Trade and Strip Commercial	Non-Vacant				Spring Valley	1.56	Unknown
5032800800	SV-4		8679 TROY ST	GENERAL COMMERCIAL	C36	Lower	0.95	40	0.6	1	22	Other Retail Trade and Strip Commercial	Non-Vacant				Spring Valley	2.98	Unknown
5032800900	SV-5		8691 TROY ST	GENERAL COMMERCIAL	C36	Lower	1.00	40	0.6	2	22	Single Family Multiple-Units	Non-Vacant				Spring Valley	1.32	22
5032900300	SV-6		8839 TROY ST	GENERAL COMMERCIAL	C36	Lower	0.95	40	0.6	1	22	Single Family Detached	Non-Vacant				Spring Valley	1.79	35



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APN	Site Number	Consolidated Site ID	Site Address	General Plan Land Use	Zone	Income Category	Area (Acres)	Maximum Density	Calibration Factor	Existing Units	New Unit Potential	Existing Land Use	Vacant/ Non-Vacant	5th Cycle (2017 Update)	5th Cycle Housing Element	4th Cycle Housing Element	Community Planning Area	Land to Improvement Ratio	Year Built
5032900600	SV-7		8905 TROY ST	GENERAL COMMERCIAL	C36	Lower	0.98	40	0.6	3	21	Other Retail Trade and Strip Commercial	Non-Vacant				Spring Valley	1.78	59
5032902200	SV-8		8902 VALENCIA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.99	15	0.7	1	9	Single Family Detached	Non-Vacant				Spring Valley	2.79	26
5032902300	SV-9		8882 VALENCIA ST	VILLAGE RESIDENTIAL (VR-15)	RV	Moderate	0.97	15	0.7	1	9	Single Family Detached	Non-Vacant				Spring Valley	3.00	39
6462403000	O-1		Otay Mesa and Harvest Road	Specific Plan (Otay 250)	S88	Mixed (Above Moderate and Lower)	41.20	20-40	N/A	0	1,547 Above Moderate; 663 Lower-Income across Otay 250 Site.	Vacant and Undeveloped Land	Vacant				Otay	No Improvement Value	
6460803300	O-2		Otay Mesa and Harvest Road	Specific Plan (Otay 250)	S89	Mixed (Above Moderate and Lower)	62.53	20-40	N/A	0	1,547 Above Moderate; 663 Lower-Income across Otay 250 Site.	Vacant and Undeveloped Land	Vacant				Otay	No Improvement Value	
6460803200	O-3		Otay Mesa and Harvest Road	Specific Plan (Otay 250)	S90	Mixed (Above Moderate and Lower)	35.26	20-40	N/A	0	1,547 Above Moderate; 663 Lower-Income across Otay 250 Site.	Vacant and Undeveloped Land	Vacant				Otay	No Improvement Value	
6463101700	O-4		Otay Mesa and Harvest Road	Specific Plan (Otay 250)	S91	Mixed (Above Moderate and Lower)	48.46	20-40	N/A	0	1,547 Above Moderate; 663 Lower-Income across Otay 250 Site.	Vacant and Undeveloped Land	Vacant				Otay	No Improvement Value	



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Appendix 6-I: Affirmatively Furthering Fair Housing



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AFFIRMATIVELY FURTHERING FAIR HOUSING

INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill (AB) 686, passed in 2017, requires the inclusion in the Housing Element of an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The bill states that if the public agency completes or revises an assessment of fair housing or analysis of impediments to fair housing choice, the public agency may incorporate relevant portions of that assessment of fair housing into the Housing Element.

ASSESSMENT OF FAIR HOUSING ISSUES

ENFORCEMENT AND OUTREACH

The County also has a contract with Legal Aid Society of San Diego (LASSD) for fair housing services. In terms of enforcement, LASSD conducts fair housing testing on a quarterly basis. Upon a finding of possible discrimination, LASSD conducts follow-up tests, reviews the site for prior complaints, issues a warning, and presents findings. Additionally, LASSD assists with fair housing outreach in a number of ways including:

- Developing and conducting public seminars on fair housing laws and issues.
- Developing, disseminating, and submitting verification of publication or broadcast regarding fair housing issues, laws, and resources.
- Producing and distributing high-quality and, as appropriate, bilingual brochures and/or pamphlets to the public regarding fair housing law and regulatory issues.
- Operating a website that contains fair housing information and email capability, and providing the text of fair housing laws to the public, upon request.
- Annually conducting and/or participating in a regional San Diego Fair Housing Fair intended to educate the public on fair housing issues, laws, and resources.
- Consulting and participating with nonprofit, governmental, and private sector housing, and fair housing agencies active within the San Diego region, including membership and participation in the San Diego Regional Alliance for Fair Housing.



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LASSD provided data for its activities in San Diego County during the 2020 to 2021 fiscal year. Data exclusive to the unincorporated areas was not available; *Table 6-I-1* also includes data from the cities of Del Mar, Coronado, Imperial Beach, Lemon Grove, Poway, and Solana Beach. Overall, LASSD assisted with 68 fair housing cases during the 2020 to 2021 fiscal year.

Table 6-I-1: LASSD FY 2020-2021 Actions

No. of Cases	Service Provided
43	Education and Advice
6	Assisted with Reasonable Accommodation
4	Private Conciliation
2	Administrative Complaint
13	Withdrew from Services
Total cases: 68	

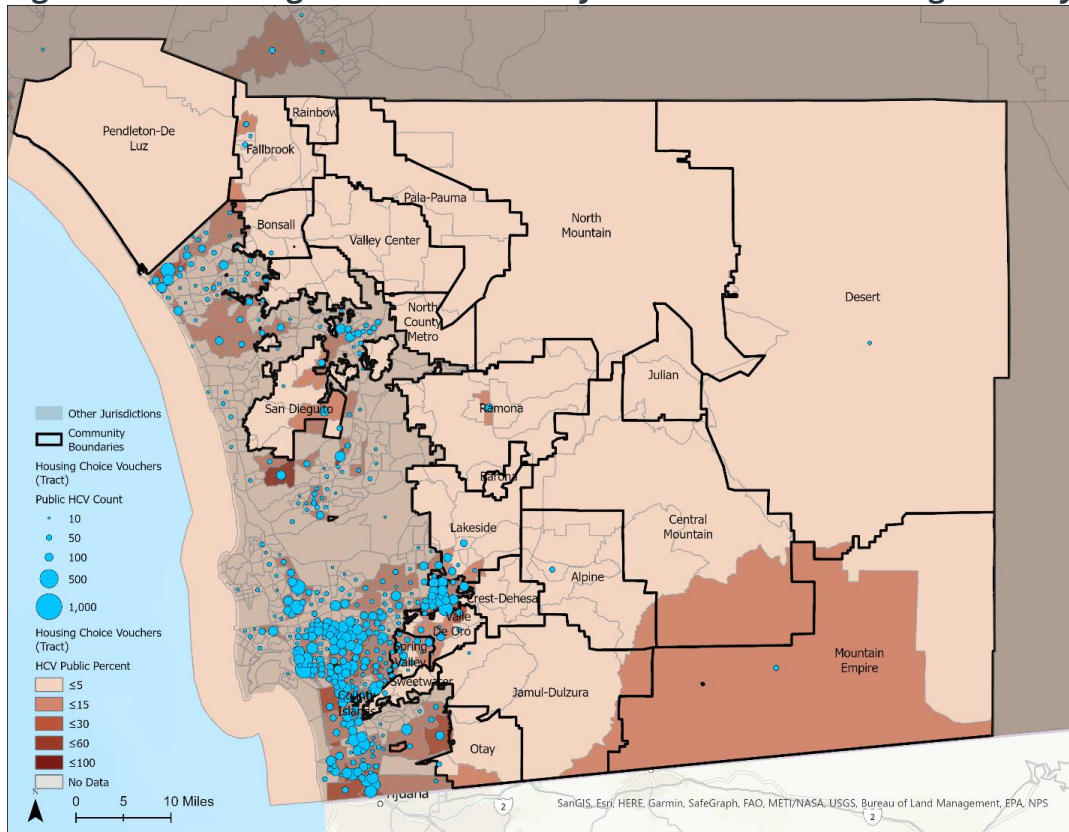
The HCD AFFH Data and Resources Mapping Tool only includes fair housing enforcement data at the County level, including the incorporated cities. The 2010 and 2020 maps for total Fair Housing Equal Opportunity (FHEO) cases, and cases of racial bias and disability, show that there are more cases for disability (60%-85% of total cases) than racial bias (5%-20% of total cases); that the total number of cases and racial bias cases as a percent of the population did not change significantly between 2010 and 2020 (0.01 and 0.025 per 1,000 population); and that the number of cases for disability bias decreased between 2010 and 2020.

The Housing Choice Voucher Program is a federal program operated by HUD that provides assistance to low-income families, the elderly, and the disabled so that they can access safe and sanitary housing. *Figure 6-I-1* shows the dispersion of Housing Choice Vouchers by census tract in the County and the vouchers as a percentage of renter-occupied housing units. There is relatively little use of vouchers in the unincorporated County areas. Many of the census tracts in the unincorporated County have no vouchers used, primarily due to the housing types available. Areas in the unincorporated County with voucher use correspond with the Village areas of Fallbrook, central Ramona, Spring Valley, Valle De Oro, and Lakeside. There are affordable and subsidized units that are maintained by private owners throughout the unincorporated areas, but there are no public housing buildings (i.e., owned by a local housing authority) in the unincorporated County.



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Figure 6-I-1: Housing Choice Vouchers by Census Tract – San Diego County



SOURCE: AFFH Data and Resources Mapping Tool.

Compliance with State and Federal Fair Housing Law

The County has taken the following actions to ensure compliance with state and federal fair housing laws.

- In 2019 the County adopted ordinances to ensure compliance with state laws regarding ADUs, JADUs, and density bonuses.
- The adopted Density Bonus Ordinance provides more incentives than what is mandated under state law. For example, state density bonus law provides 4 incentives for projects that provide 100% affordable housing. The County's zoning ordinance allows 4 incentives if the project provide 15% very-low, 30% low, or 30% moderate units.
- The County has updated all forms and handouts to comply with recent housing laws. This includes AB 2162 (Supportive Housing Ministerial Approval), AB 587, AB 671, AB 68, and SB 13, (ADU/JADU), and AB 1763 (Density Bonus).



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- As a response to the Covid-19 pandemic, the Board of Supervisors adopted a local ordinance placing a moratorium on residential rent increase and prohibiting evictions on May 19, 2021. The ordinance goes beyond the state requirements.
- The County has a Mobile Home Park Conversion Board Policy (I-105) to support and protect mobile homes as a source of affordable housing. The policy establishes criteria permitting the waiver of improvement requirements for resident-initiated subdivisions of existing mobile home parks. The intent is to enable residents to compete in the marketplace more effectively for the purchase of their park by reducing cost and time in receiving subdivision approval.
- The County maintains a Comprehensive Homeless Policy (A-128) that embraces the State's housing first approach. The policy includes developing a Coordinated Assessment and Housing Placement. The policy works to increase leadership, collaboration, and civic engagement, promote collaborative leadership, increase access to affordable housing and economic security, and improve the health and stability of those experiencing homelessness.
- In delivering housing services and programs, HCDS adheres to state and federal fair housing requirements to affirmatively further fair housing, including in its outreach, program delivery, program management and monitoring activities.
- The County maintained compliance with no-net-loss of units during the fifth Housing Element Cycle (Gov. Code, § 65863). The County developed a Housing Dashboard to track its progress of housing development on RHNA sites during the fifth Housing Element Cycle. For the 6th planning cycle, the County will continue to track housing production on RHNA sites to ensure compliance with RHNA during the entire housing element cycle. The Housing Dashboard will be expanded to track development more effectively on the identified RHNA sites. In addition, the County will require minimum density of 70% to avoid General Plan loss of units. Also, the County's Site Inventory provides over 30% buffer to ensure compliance with no-net loss. Finally, the County's housing portal shows that the County's General Plan has an overall capacity of 58,113 units. These units can provide buffer to ensure that the County continues to maintain capacity for the construction of above-moderate income housing.
- As a recipient of federal funds and part of the HUD-mandated Consolidated Plan and Annual Plan processes, HCDS certifies annually it will affirmatively further fair housing.



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- As required by HUD for CDBG entitlement jurisdictions, to affirmatively further fair housing, HCDS allocates CDBG funds towards a Regional Fair Housing Program that provides fair housing outreach, education, testing, and referrals.
- To increase the stock of affordable housing, in 2017 the County Board of Supervisors created the Innovative Housing Trust Fund (San Diego County Code of Administrative Regulations, Section 232.5) with an initial amount of \$50 million dollars. HCDS administers these funds to help facilitate affordable housing development across the region.

Summary of Enforcement and Outreach

- The County contracts with LASSD, which assists the County in conducting quarterly fair housing testing and numerous public outreach efforts.
- The use of Housing Choice Vouchers is primarily in the incorporated cities. The few uses in the unincorporated County appear to be in the more urbanized villages where apartments are located. These patterns make sense since the vast majority of rental housing exists in the cities and areas with the infrastructure and services capable of supporting higher-density housing.
- Disaggregated fair housing enforcement data is only available for incorporated cities and the County as a whole. No data is available for individual unincorporated communities, which are diverse and may face different fair housing issues.

INTEGRATION AND SEGREGATION

Race and Ethnicity

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure how evenly two groups are distributed throughout a jurisdiction. Racial and ethnic dissimilarity trends for San Diego County CDBG jurisdictions, which includes the unincorporated areas and small cities that are participating in the CDBG program, and the San Diego County region are presented in *Table 6-I-2: Racial or Ethnic Dissimilarity Trends*. The following scale shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- ≥55: High Segregation



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Dissimilarity between racial or ethnic minorities and White communities has worsened in San Diego County CDBG jurisdictions since 1990. However, segregation between non-White and White communities in CDBG jurisdictions is considered low, while non-White and White communities regionally are considered moderately segregated. The CDBG jurisdictions showed less segregation between both Hispanic and White communities and Asian/Pacific Islander and White communities than the region, but higher segregation between Black and White communities. The dissimilarity index for Black and White communities in CDBG jurisdictions indicates that the two groups are highly segregated.

Table 6-I-2: Racial or Ethnic Dissimilarity Trends

Racial/Ethnic Groups	1990 Trend	2000 Trend	2010 Trend	2020 Trend
San Diego County CDBG Jurisdictions				
Non-White/White	30.28	33.43	31.87	35.66
Black/White	54.49	53.01	48.66	55.96
Hispanic/White	29.50	35.08	35.4	37.03
Asian or Pacific Islander/White	36.64	34.53	37.11	43.58
San Diego County Region				
Non-White/White	43.4	45.18	42.85	46.42
Black/White	58.00	53.8	48.37	54.08
Hispanic/White	45.22	50.59	49.61	51.74
Asian or Pacific Islander/White	48.06	46.83	44.38	49.75

SOURCE: HUD AFFH data, 2020.

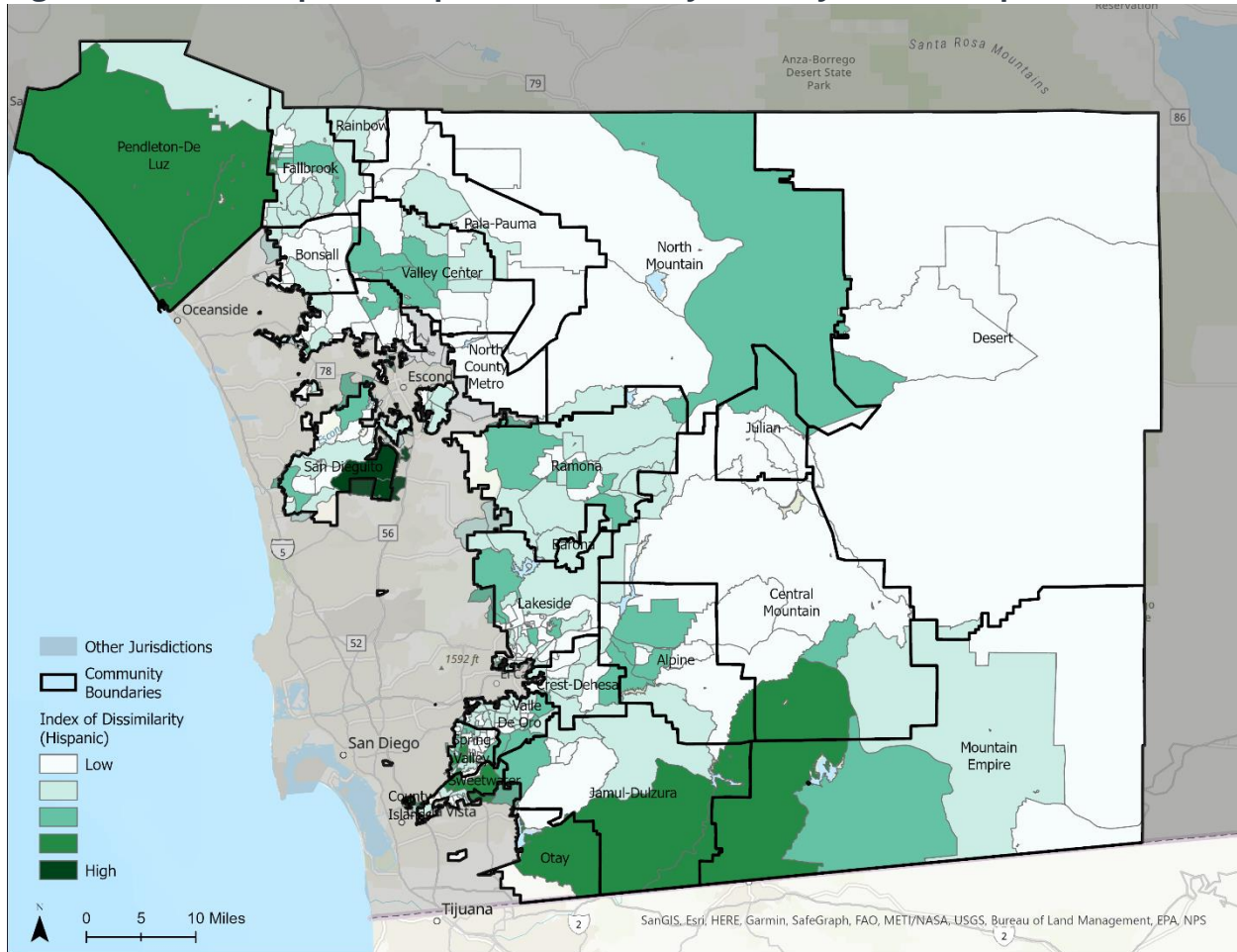
While the ethnic dissimilarity trend for White/Hispanic populations is lower compared to other racial or ethnic dissimilarity trends, it is geographically concentrated in certain communities. Ethnic dissimilarity trends between non-Hispanic and Hispanic populations by block group are shown in *Figure 6-I-2*. Census block groups mapped with more intense colors have a higher level of individual segregation than less intensively colored census block groups. Generally, the western and more populated areas of the County have higher indices of dissimilarity between non-Hispanic and Hispanic populations than the rural areas of the County. The highest level of dissimilarity is in south San Dieguito. This area is where the relatively new communities of Black Mountain Ranch (City of San Diego) and 4S Ranch (unincorporated) are located. The communities of Fallbrook, Valley Center, Ramona, Alpine, Lakeside, and Spring Valley also show higher indices of dissimilarity. Spatial analyses of White and Asian and White and Black populations showed higher dissimilarity indices throughout block groups but with little



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geographic variation between block groups. The exception to this is high indices of dissimilarity of both White/Asian and White/Black in Sweetwater and San Dieguito.

Figure 6-I-2: Non-Hispanic/Hispanic Dissimilarity Index by Block Group



SOURCE: US Census, ACS 2017.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to 2020 San Diego Association of Governments (SANDAG) estimates, approximately 44.9 percent of unincorporated San Diego County residents belong to a racial or ethnic minority group.

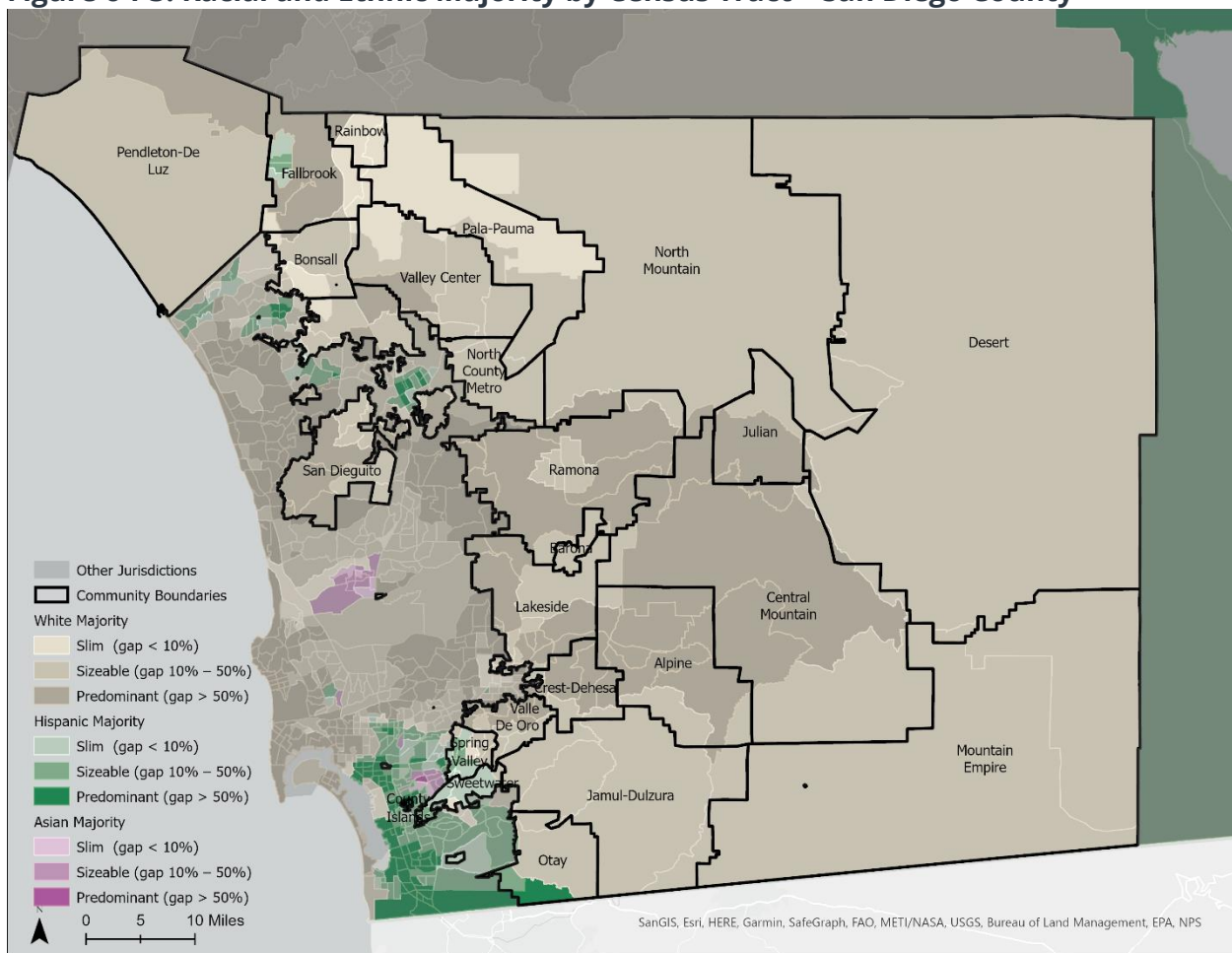


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Figure 6-I-3 shows census tracts in San Diego County by the racial or ethnic groups that make up the majority of the population. The categories show the percentage population gap between the majority racial/ethnic group and the next largest racial/ethnic group. The more intense the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. Most of the population in the eastern and northern unincorporated County areas are majority White by a sizable or predominant gap. There are a few census tracts in Fallbrook, Sweetwater, Spring Valley, and the County Islands that have a Hispanic majority. Countywide, White residents make up 55.5 percent of the population and Hispanic residents make up 29.6 percent of the population.

Figure 6-I-3: Racial and Ethnic Majority by Census Tract – San Diego County



SOURCE: AFFH Data and Resources Mapping Tool, May 2021.

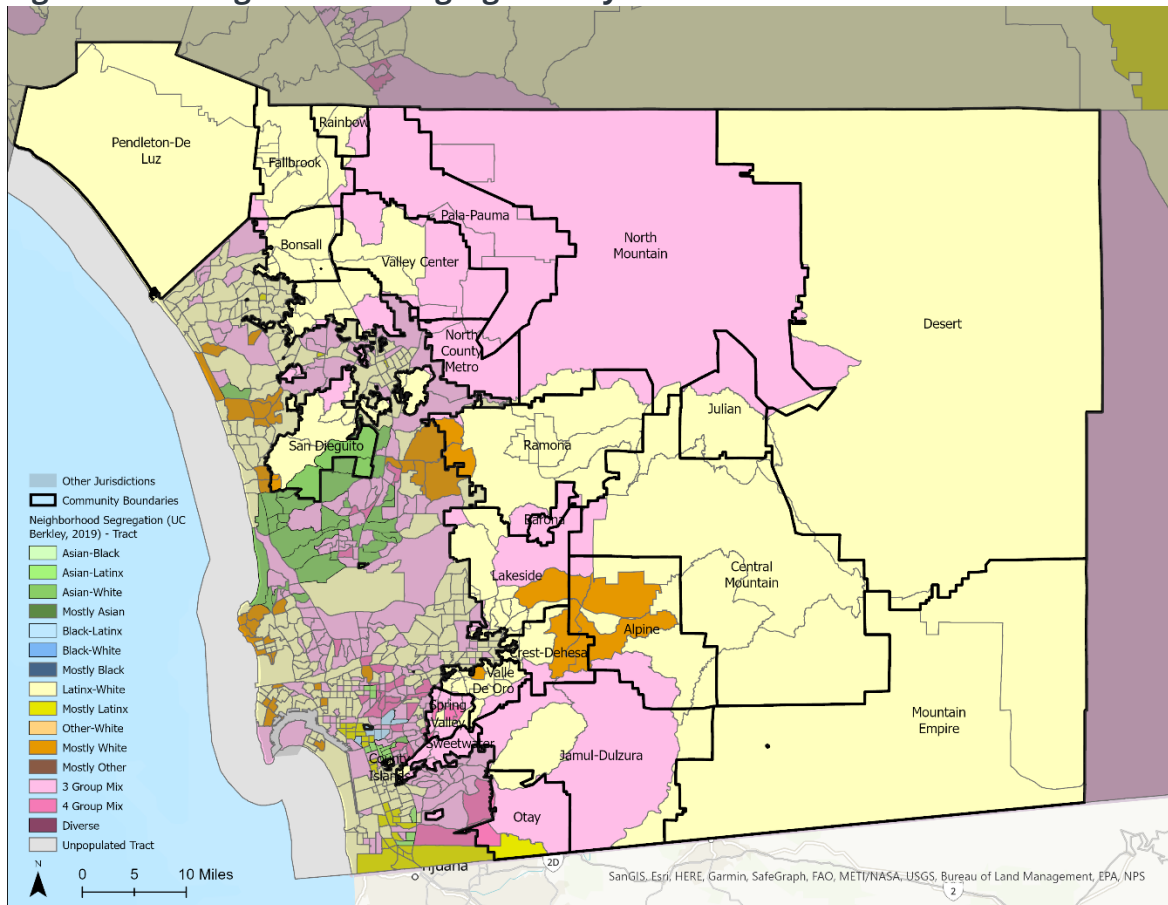


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Figure 6-I-4 shows what racial/ethnic groups represent more than 10 percent of each census tract. Unincorporated areas in the northeastern section of the County, such as the Palomar and North Mountain communities, have three ethnic groups that each make up over 10 percent of the population. All other racial/ethnic groups represent less than 10 percent of the population in these census tracts. Figure 6-I-5 shows areas in San Diego County that have minority populations above the County average of 50.8 percent.

Figure 6-I-4: Neighborhood Segregation by Census Tract

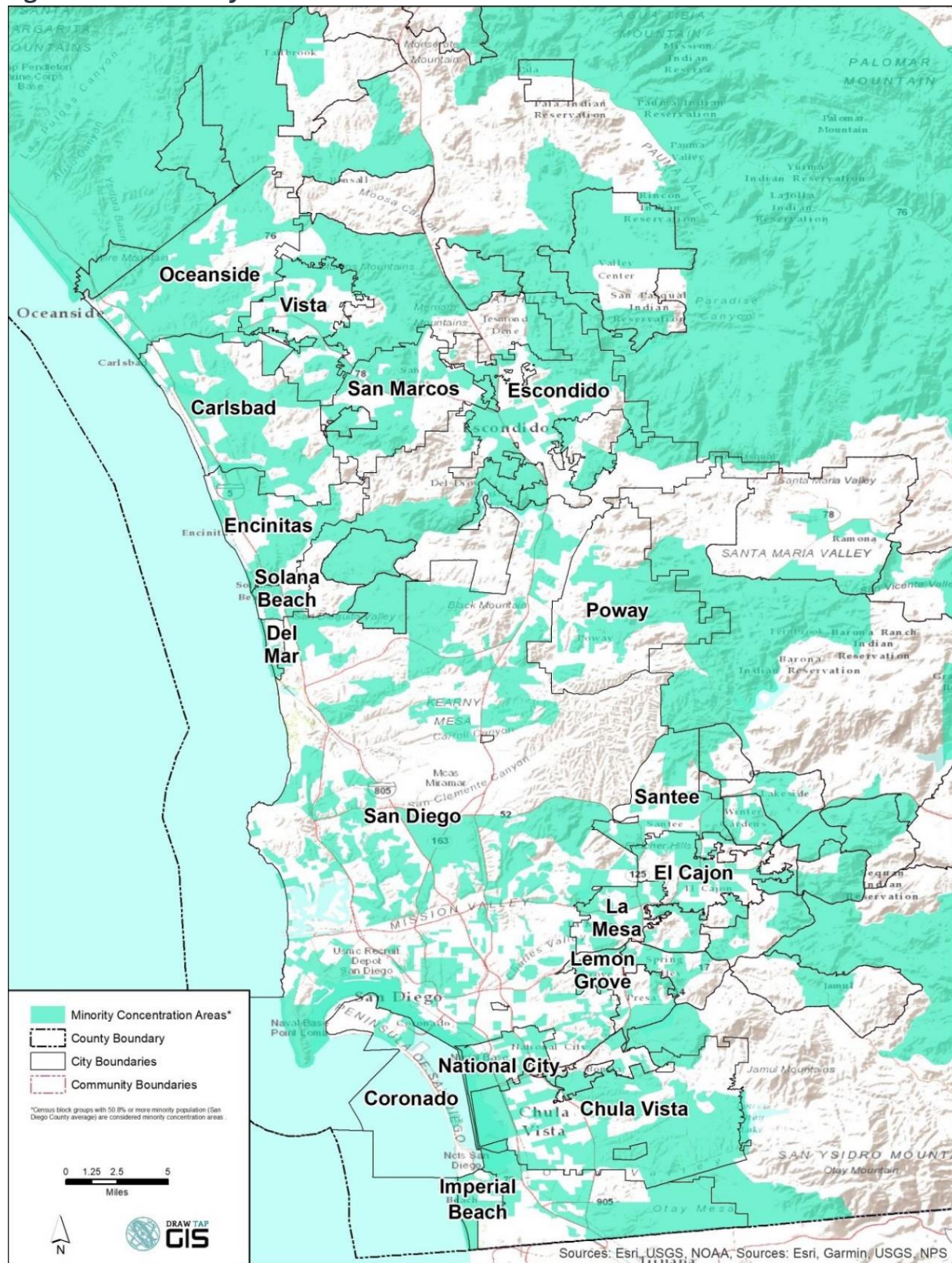


SOURCE: AFFH Data and Resources Mapping Tool; University of California, Berkeley, Gentrification and Displacement Map; Neighborhood Segregation (based on 2011-2015 ACS), July 2018.



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Figure 6-I-5: Minority Concentration Areas



SOURCE: San Diego Regional Analysis of Impediments to Fair Housing Choice (based on 2013-2017 ACS), August 2020.



Disability

According to the 2014-2018 ACS, 11 percent of unincorporated San Diego County residents have a disability, compared to 9.8 percent Countywide. *Figure 6-I-6* shows the percentage of the population with a disability per census tract. No census tract has greater than 20 percent of the population with a disability. Populations with a disability are not concentrated in any particular area of the County. A comparison of the 2010-2014 and 2015-2019 maps shows a general increase in the percentage of the population with disabilities in the western unincorporated County, and a decrease in the Mountain Empire and eastern Alpine areas. Regional patterns indicate that concentrations of populations with a disability generally mirror larger population trends; there is no area in the region that has a disproportionate concentration of persons with a disability.

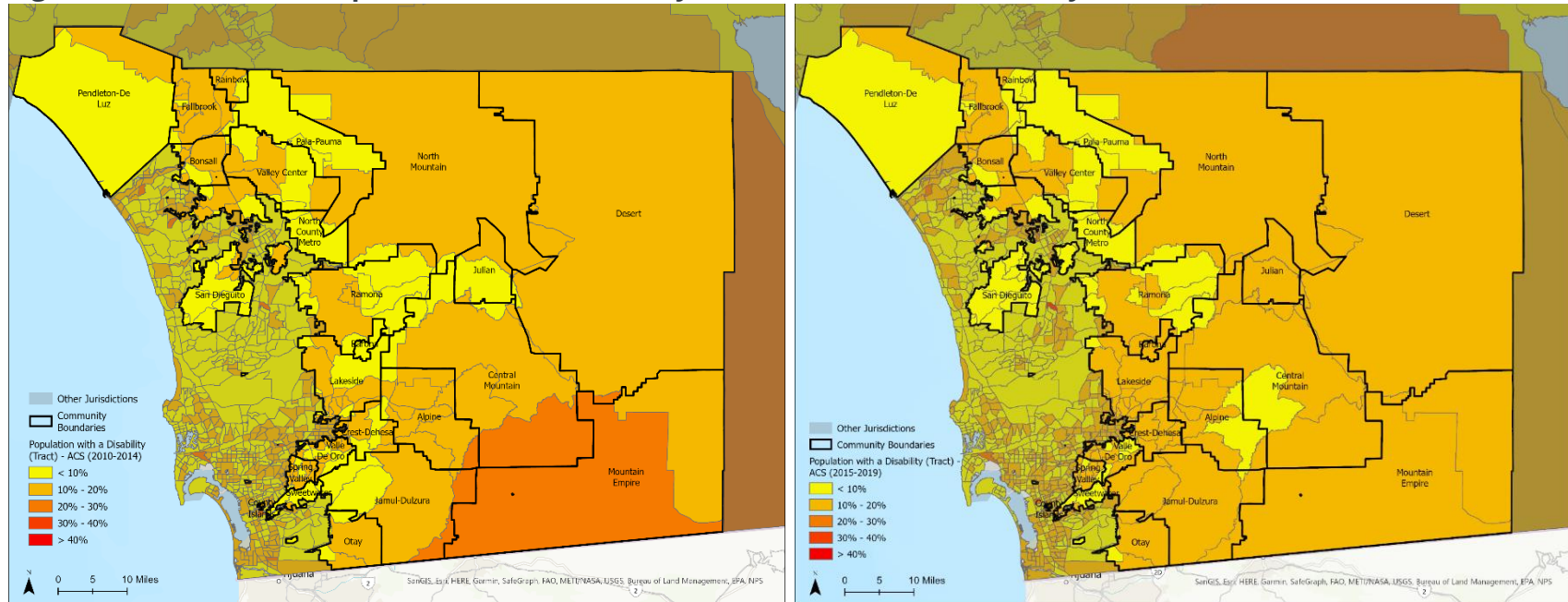
Many people with disabilities are also cost burdened due to their relatively fixed incomes.

Figure 6-I-7 shows concentrations of persons with disabilities compared to racially or ethnically concentrated areas of poverty (R/ECAPs) and minority concentrations. Several unincorporated communities, such as San Dieguito (south of San Marcos), Spring Valley (south of Lemon Grove) and the surrounding areas, have higher concentrations of both disabled and minority populations.



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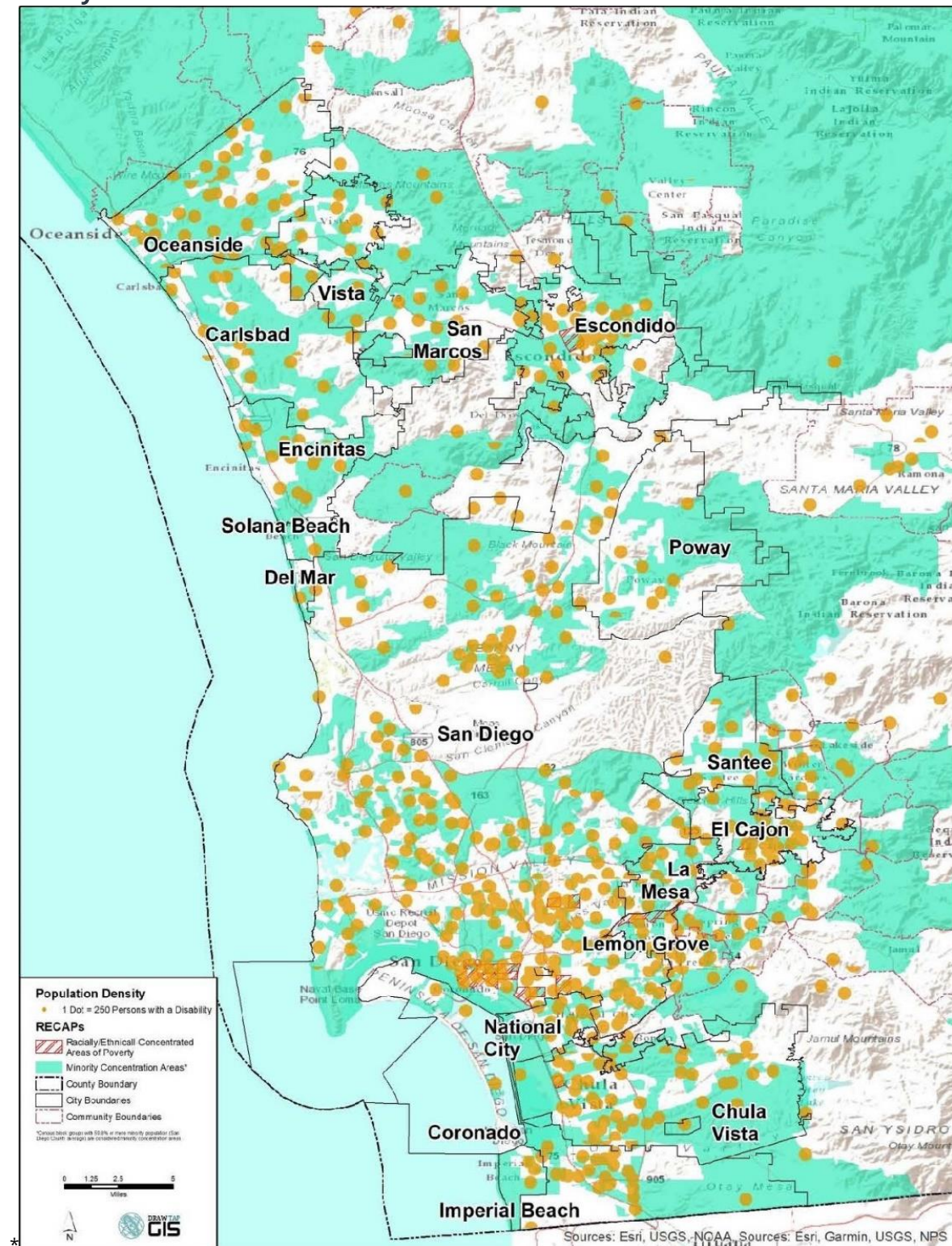
Figure 6-I-6: Percent of Population with a Disability, 2010-2014 and 2015-2019, by Census Tract





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Figure 6-I-7: Persons with Disabilities, Minority Concentration Areas and San Diego County R/ECAPs



SOURCE: San Diego Regional Analysis of Impediments to Fair Housing Choice (based on 2013-2017 ACS), August 2020.

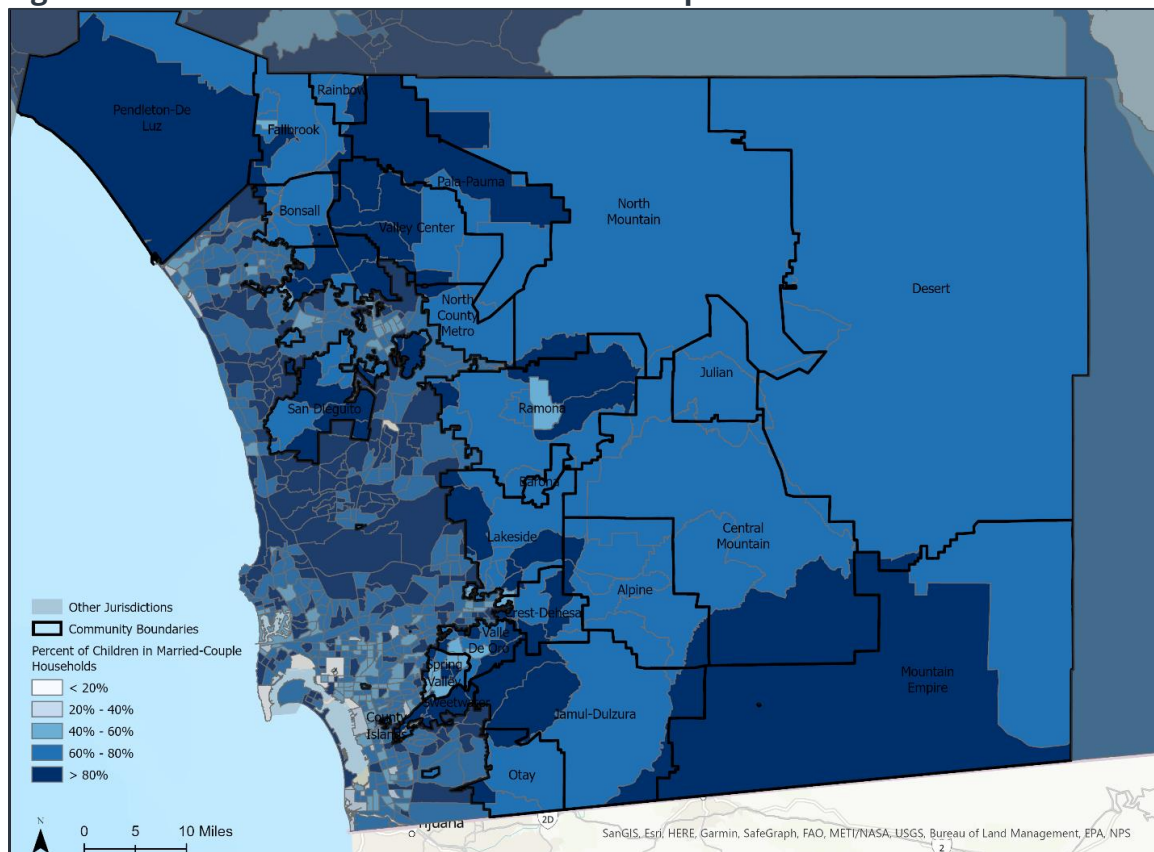


Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. The 2014-2018 ACS estimates that 31.3 percent of unincorporated County households are families with children. The unincorporated County has a slightly higher share of families with children than the County as a whole (30 percent).

Single-parent households are also protected by fair housing law. Approximately 24 percent of households with children in the unincorporated County are single-parent households. *Figure 6-I-8* shows the percentage of children in married-couple households by census tract. Tracts in central Ramona, Spring Valley, and Valle De Oro have fewer children in married-couple households.

Figure 6-I-8: Percent of Children in Married-Couple Households



SOURCE: HCD AFFH Data and Resources Mapping Tool, US Census ACS 2015-2019.



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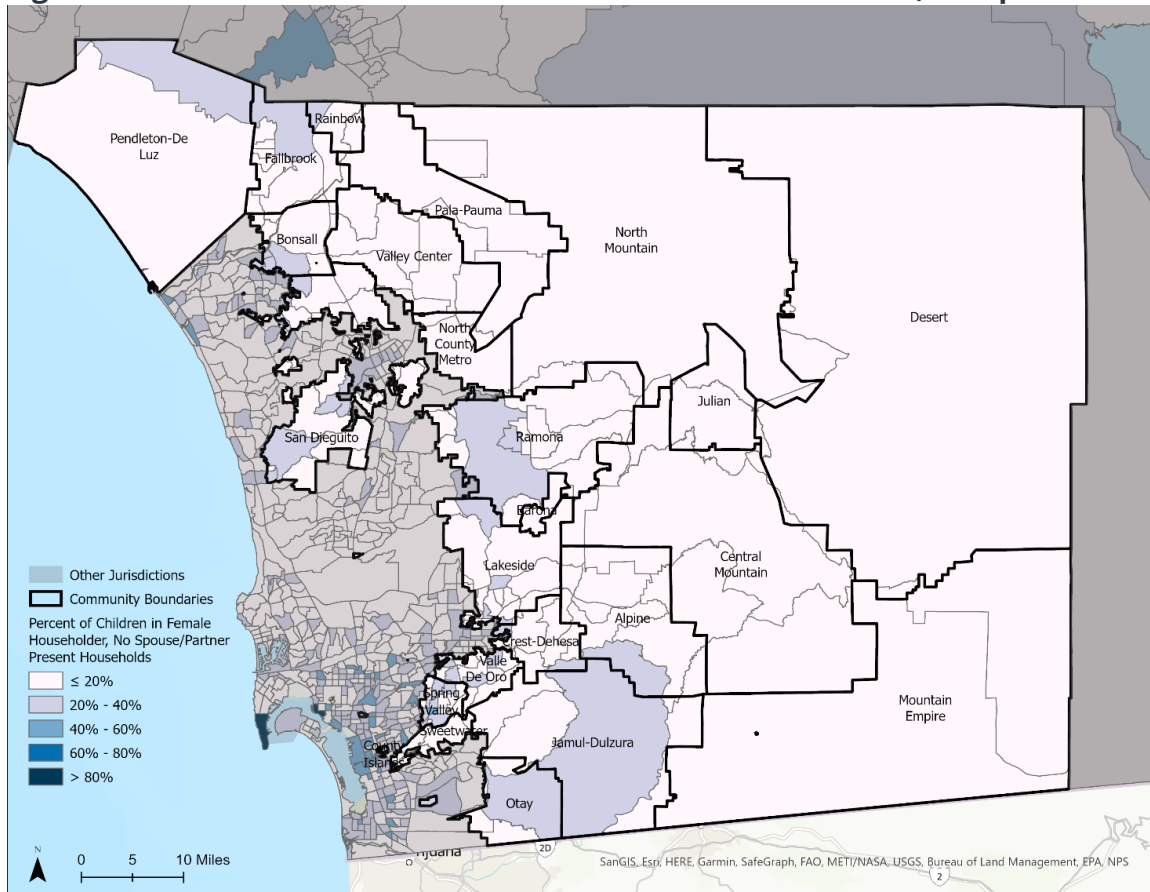
Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 16 percent of households with children in the unincorporated County are single female-headed households. The percentage of children in female-headed, single-parent households is shown by census tract in *Figure 6-I-9*. Most census tracts have less than 20 percent of children in female-headed single-parent households; however, there is one census tract with 40-60 percent of children in a single female-headed household, located in Spring Valley. Census tracts in the areas of Fallbrook, Bonsall, San Dieguito, Ramona, Valle De Oro, and Spring Valley register 20-40 percent of children in female-headed, single-parent households. One large census tract spanning Jamul-Dulzura, Otay, and Alpine also shows 20-40 percent of children in a female-headed, single-parent household.

Regional patterns among familial status show that in more populated areas of the region there tend to be a slightly higher percentage of children in female-headed households and a lower percentage of children in married couple households. Typically, high density development represents generally smaller unit sizes and are therefore, more attractive and affordable to young families without children. The Downtown San Diego area shows the highest concentration of children in female-headed households. These patterns mirror population trends; there are no other clear regional trends.



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Figure 6-I-9: Percent of Children in Female-Headed Households, No Spouse Present



SOURCE: HCD AFFH Data and Resources Mapping Tool, US Census ACS 2015-2019.

Income

Identifying low-income geographies and individuals is important to overcome patterns of segregation. According to the 2014-2018 ACS, 30.8 percent of unincorporated County households earn 80 percent or less than the area median income and are considered lower income. In comparison, 43 percent of households in the region are considered lower income (2020 HUD CHAS data). Thus, the unincorporated County has a lower percentage of low income households than the region as a whole.

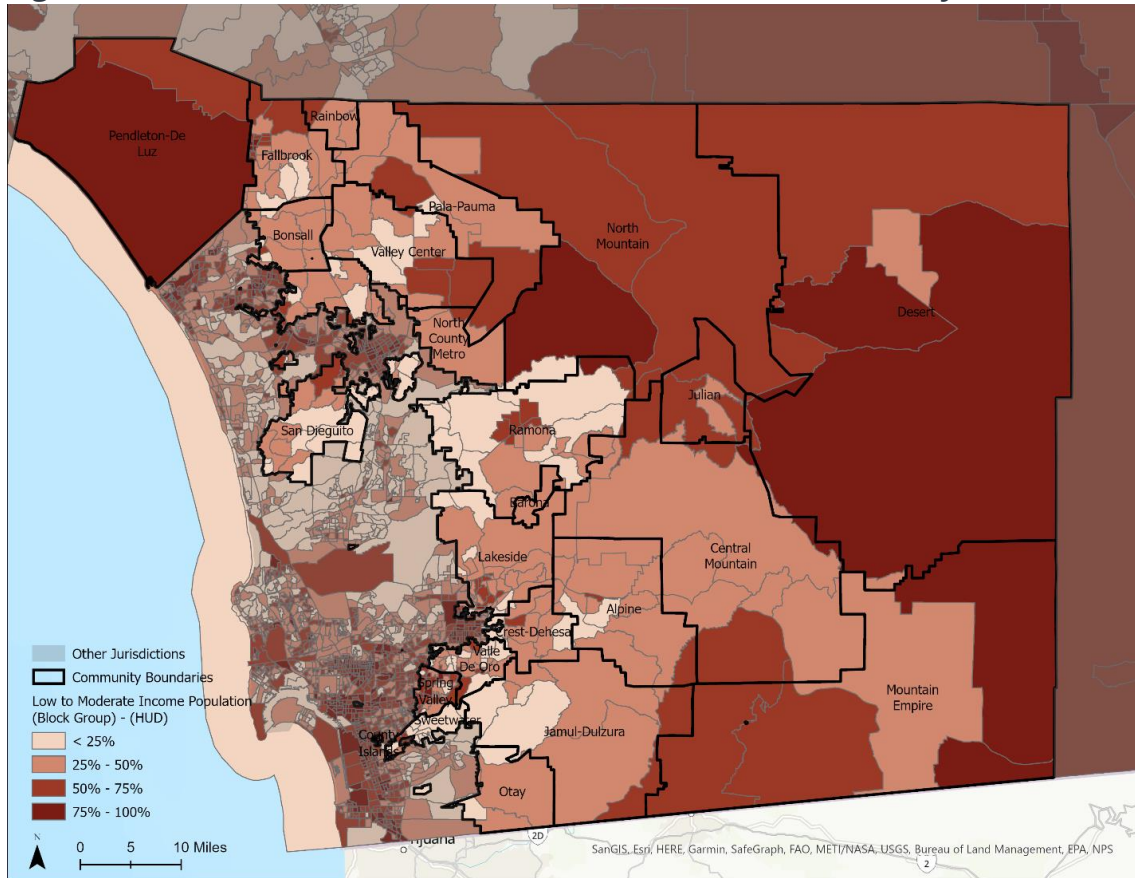
Figure 6-I-10 displays the percentage of each census block group in the low- or moderate-income category. This includes a majority of the population in the northwestern section (unincorporated Pendleton-DeLuz community), southern Lakeside/Bostonia, central Ramona, portions of Spring Valley and Valle de Oro, and unincorporated eastern section of the County the sparsely populated North Mountain, Desert and most of the Mountain Empire communities that are considered lower income. The remaining unincorporated areas (Fallbrook, Rainbow, Valley Center, Bonsall, North County Metro, Central Mountain, Otay, Alpine, Crest-Dehesa, Jamul-



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Dulzura, Lakeside) have higher populations of moderate- and above moderate-income households.

Figure 6-I-10: Percent of Low- to Moderate-Income Households by Census Block Group



SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.

A comparison of median household income from 2010-2014 and 2015-2019 is shown in *Figure 6-I-11* below. The maps show an increase in median household incomes in the North County/I-15 corridor and decreases in the Pala Pauma area. Apparent changes in other areas reflect the increased precision of data mapping between the census tract data (2010-2014) and census block group data (2015-2019). Changes in the unincorporated County tend to align with regional income patterns. Incomes in suburban areas of the region are higher than those in concentrated urban centers and rural areas.

Figure 6-I-12 shows the percentage of population under the federal poverty line from both 2010-2014 and 2015-2019. Only two tracts in the County fall into the 20-30 percentage group, one in the Mountain Empire and one spanning the south end of Lakeside and northwest portion of Crest-Dehesa. There are no community plan areas experiencing high concentrations of poverty.



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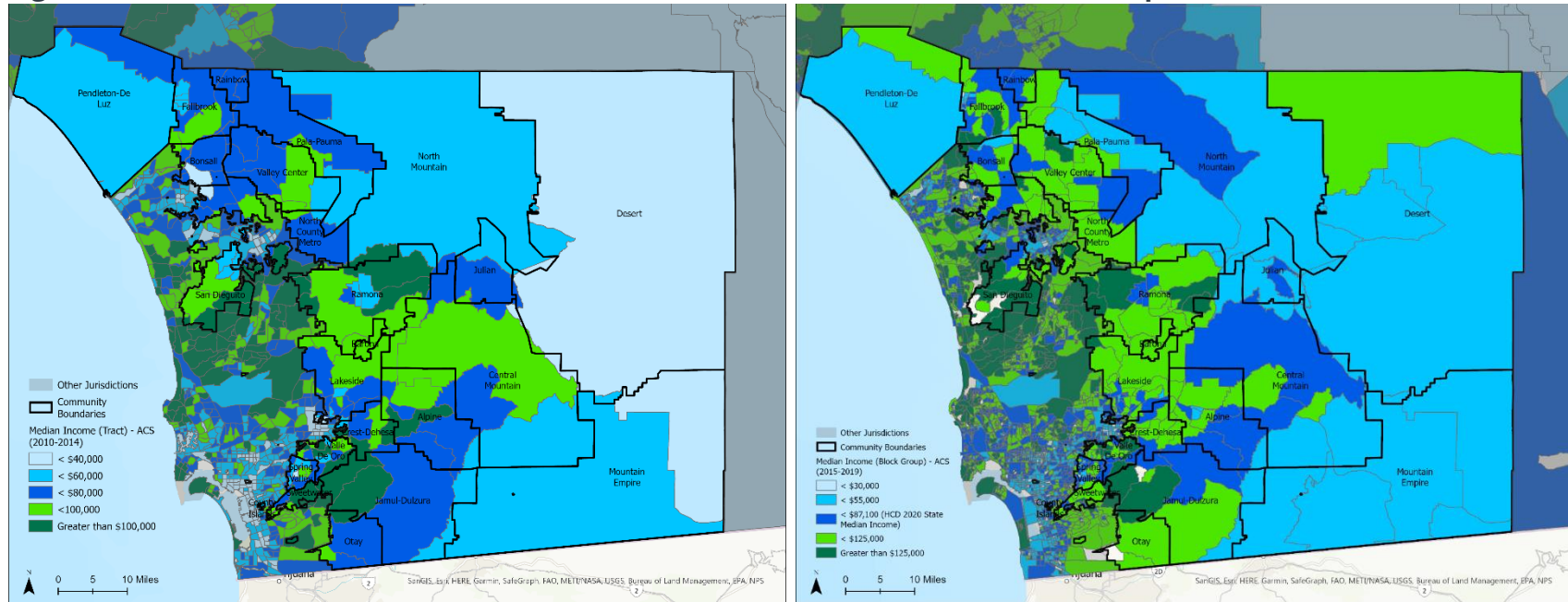
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A comparison of the 2010-2014 and 2015-2019 Poverty Status maps shows that most areas in the unincorporated County improved (decreased) the percentage of households below the poverty level. Two census tracts west and northeast of Ramona and the western Mountain Empire tract increased the percentage of population below the poverty level. The Mountain Empire area is sparsely populated and the changes in the map categories may be attributed to small changes in a very small data set. It appears that lower-income households in this area may be on limited incomes or otherwise have not had access to employment opportunities that kept pace with housing and other costs of living increases. Again, regional patterns show higher rates of households below the poverty line in concentrated urban centers than in less dense areas. Urban centers typically have higher concentration of rental housing, more affordable to lower income households, whereas homeownership is often beyond the reach of poverty level households.



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Figure 6-I-11: Median Household Income 2010-2014 (Tract) and 2015-2019 (Block Group)

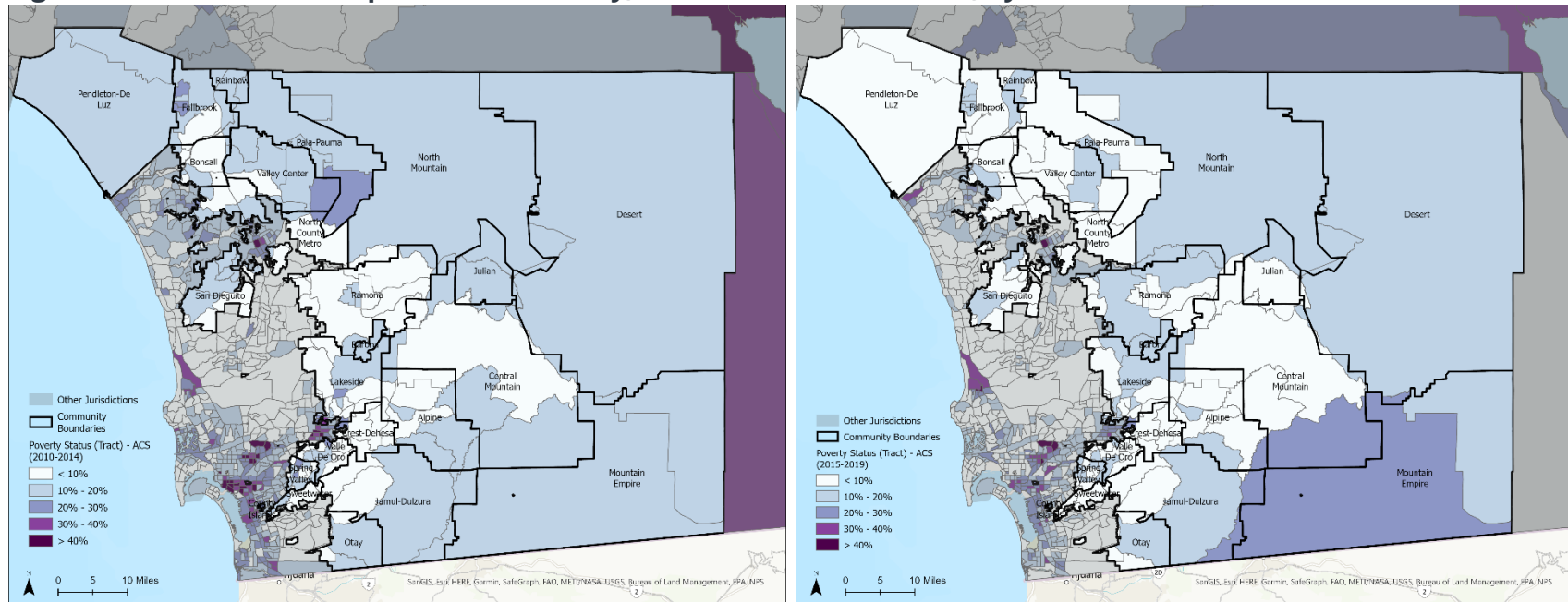


SOURCE: HCD AFFH Data and Resources Mapping Tool, US Census ACS 2010-14 and 2015-2019.



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Figure 6-I-12: Percent of Population in Poverty, 2010-2014 and 2015-2019, by Census Tract



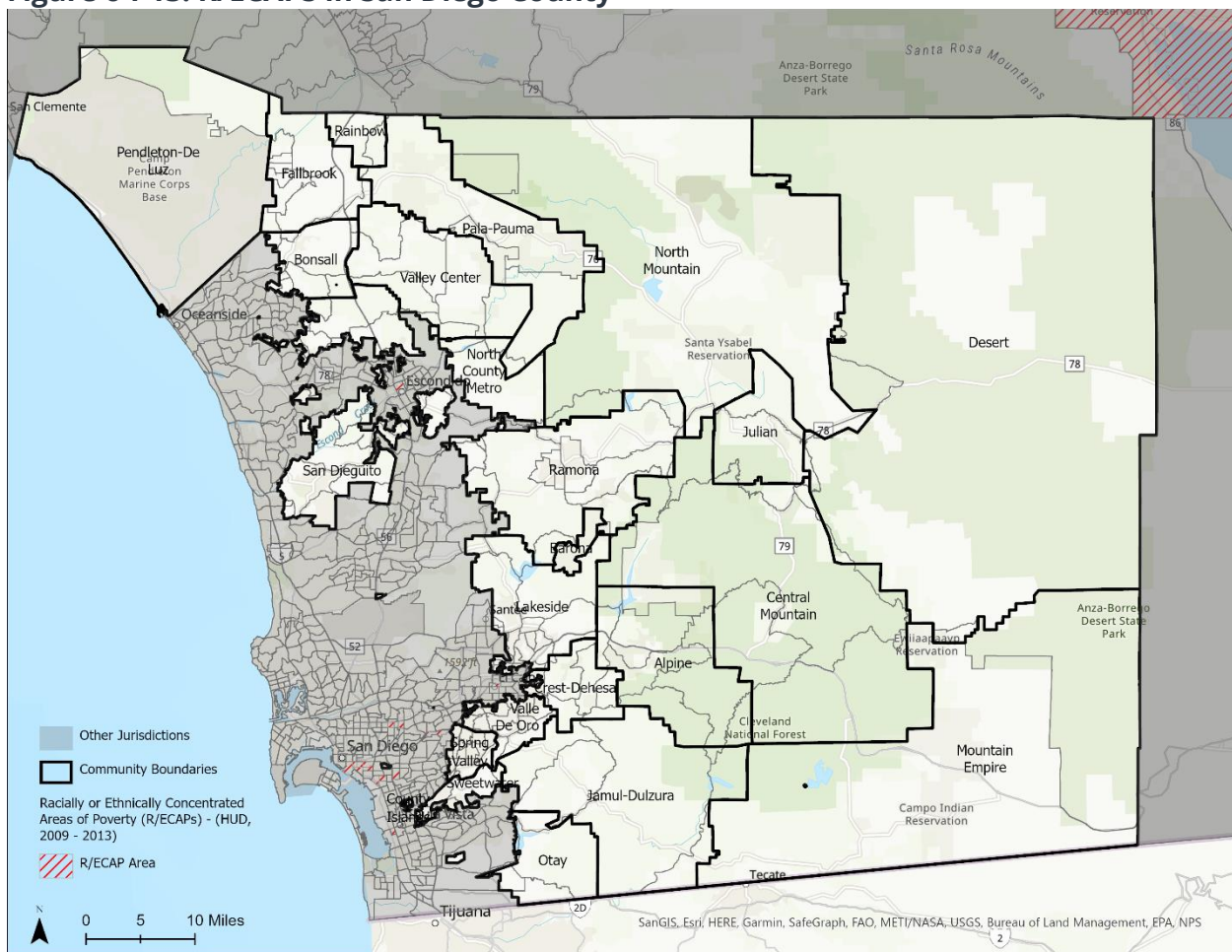
SOURCE: AFFH Data and Resources Mapping Tool US Census ACS 2010-14 and 2015-2019.



Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD's 2020 R/ECAP database, there are 16 R/ECAPs in San Diego County, located in the Cities of San Diego, Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista. There are no R/ECAPs located in the unincorporated County areas. R/ECAPs in San Diego County are shown in *Figure 6-I-13*.

Figure 6-I-13: R/ECAPS in San Diego County



SOURCE: HUD AFFH Mapping Tool, July 2020.



Racially/Ethnically Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD policy paper defines RCAAs as affluent White communities. According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”⁵⁵

Because RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percentage of the non-Hispanic White population and median household income as proxies to identify potential areas of affluence. As shown in *Figure 6-I-3*, unincorporated areas east of El Cajon and north of Escondido have mostly White populations. However, White populations do not appear to be concentrated in a specific area anywhere in the unincorporated areas. The northwestern section (Pendleton-DeLuz community) and less populated eastern County have a higher percentage of lower-income households. A comparison of 2010-2014 and 2015-2019 Median Household Income maps shows an increase in median household incomes in the North County/I-15 corridor and decreases in the Pala Pauma Valley block group areas.

Local knowledge and evaluation also indicate Rancho Santa Fe (part of the San Dieguito Community) as a RCAA. Rancho Santa Fe has some of the highest home costs in the region, and appears to be disproportionately white. When Rancho Santa Fe was originally developed, racial covenants prevented minorities from owning or occupying homes in the community. After racial covenants were made illegal, Rancho Santa Fe maintained race restrictions in ‘The Covenant,’ a homeowners agreement which governed development in the area. These restrictions were removed after the Fair Housing Act was passed in 1968. Rancho Santa Fe is a registered historic landmark, which likely contributes to its high home values and its status as an RCAA.

⁵⁵ Goetz, Edward G., A. Damiano, and R. A. Williams. 2019. “Racially Concentrated Areas of Affluence: A Preliminary Investigation.” Published by the Office of Policy Development and Research (PD&R) of the US Department of Housing and Urban Development in *Cityscape: A Journal of Policy Development and Research* (21,1, 99-123).



Summary of Integration and Segregation

- There are no R/ECAPs in the unincorporated County.
- Several areas are identified in the segregation evaluation maps with more than one concentration issue include:
 - Pala Pauma Valley – higher percentage of lower-moderate income households; decreased median household income trend; higher concentrations of minority populations
 - Western Fallbrook – four town center tracts show lower median incomes; higher percentages of lower-moderate income households; and racial and ethnic minority majorities (Hispanic, White)
 - Spring Valley – higher concentrations of minority populations; higher percentage of lower-moderate income households
 - Southern Lakeside/Bostonia – high concentrations of minority populations; high percentage of low-moderate income households
 - Mountain Empire – more than 75% of households are low to moderate income; the percentage of households below the poverty level increased to 20-30%
- Contributing factors for higher concentrations of lower income households and minority populations these areas include the presence of older higher-density housing that can no longer command higher rents, and therefore attract lower-income households to the relatively lower rents. Spring Valley is immediately west of former redlined areas in the City of San Diego and may have suffered from the same lingering effects of discriminatory lending and rental practices. The Pala Pauma Valley area is sparsely populated and is likely to have more households on limited fixed incomes that do not keep pace with the increasing costs of living.
- Several communities exhibited some racially concentrated areas of affluence (RCAAs) characteristics including both higher relative median household income and majority white populations. However, local knowledge does not support the conclusion that they are RCAAs as the areas are not concentrated or of particularly high incomes, and are relatively diverse racially and ethnically and economically overall.
- Rancho Santa Fe – The Rancho Santa Fe Homeowners Agreement ('The Covenant') prohibited most minority groups from living in the community until 1968. This is a



contributing factor to why this neighborhood is disproportionately White compared to the County as a whole.

ACCESS TO OPPORTUNITIES

HUD Index Scores

HUD has developed a series of indices for the purpose of fair housing assessment to help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in San Diego County. *Table 6-I-3: Opportunity Indicators by Race/Ethnicity—San Diego County* provides index scores or values (the values range from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of fourth grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area [CBSA]). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.



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- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. *Figure 6-I-15* displays a map of the jobs proximity index for the County.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

As shown in *Table 6-I-3*, in San Diego County (including incorporated cities), Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rates. Black residents were most likely to reside in areas with the lowest environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation.

As expected, populations living below the poverty line of all ethnic/racial groups had lower indices for most opportunity indicators than the total population of that ethnic/racial group. Still, for populations living below the federal poverty levels, Native American, Black, and Hispanic residents were more likely to have limited access to opportunities like lower exposure to poverty, high quality schools, high labor force participation, and proximity to jobs.



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Table 6-I-3: Opportunity Indicators by Race/Ethnicity—San Diego County

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
San Diego County (including cities)							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population Below Federal Poverty Line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91

SOURCE: HUD AFFH Data Tool.



Access to Transportation

Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. In the unincorporated County, access to transportation varies. Transportation infrastructure in the unincorporated County tends to be car-centric, especially in the low-density and rural areas of the County. There are two interstates within the unincorporated County, I-8 and I-15. This aligns with regional, auto-centric transportation patterns in San Diego County.

Two transit providers operate in the region. The areas in which each provider operates are shown in 6-I-14. The Metropolitan Transit System (MTS) provides light rail (trolley) and bus services to the central, southern, and eastern areas of San Diego County. The North County Transit District (NCTD) provides rail (Coaster and Sprinter) and bus services to North County San Diego, which includes the unincorporated communities of Ramona, San Dieguito, North County Metro, Valley Center, Pala-Pauma, Bonsall, Fallbrook, Rainbow and Pendleton-DeLuz.

6-I-14 also displays areas within a half-mile radius of a transit stop. Village centers have better access to transit than the rural East County areas. Bus access is provided to all the Village centers; however, the unincorporated areas of the county tend to have lower access to non-automobile transportation options. Village areas with high access to public transportation include Spring Valley and Lincoln Acres. The Buena Creek Sprinter site provides transit access to the communities of Fallbrook and North County Metro. Compared to the rest of San Diego County, the unincorporated area has less proximity to public transit. This is in part due to the rural nature and low density of much of the unincorporated County. Regional trends show access to public transit mirror population and density makeup of the area.

The County's *Active Transportation Plan* was approved by the County Board of Supervisors in October 2018. The purpose of the plan is to provide goals, policies, objectives, and actions related to safety for pedestrians and cyclists, increasing accessibility of active transportation, and encouraging modes of active travel.⁵⁶ The plan takes into consideration SANDAG's regional transportation planning efforts throughout the County.

⁵⁶ San Diego County Active Transportation Plan. Accessed July 2021.
<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/activetransportationplan/FinalATPOctober2018.pdf>



This map displays the transit districts of San Diego County, California. The districts are color-coded: MTS (Metropolitan Transit System) in light blue, NCTD (North County Transit District) in light green, and Other Jurisdictions in light grey. Areas within 1/2 mile of transit stops are highlighted in yellow. The map includes major highways (Interstates 5, 805, 805, 15, 56, 52, 54, 58, 56, 52, 54, 58) and various geographical features such as the San Diego River, San Marcos River, and various mountains. A legend in the bottom left corner identifies the transit districts and the yellow-shaded areas. A scale bar and north arrow are located in the bottom left corner. The map is credited to SanGIS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, NASA, NGA, USGS.

Another aspect of equal access to opportunity is access to regional employment centers. *Figure 6-1-15* displays the job proximity index by census block group. It shows that the job centers are in the incorporated cities, with smaller employment centers and clusters in the more urbanized villages in the unincorporated County. It is noted that there appears to be a counterintuitive mapping result where the census tracts in the unincorporated County that are nearest the major and smaller employment centers are symbolized as being farthest away. These include the areas immediately east of downtown San Diego such as Sweetwater, Spring Valley, and Valle de Oro, as well as commercial and mixed-use village centers in Ramona, Lakeside, and Fallbrook. The mapping methodology appears to assign low values for these areas as within the influence and draw of, but relatively distant to, the major employment centers in the City of San Diego. Despite the HUD methodology indicating that these communities are farthest from employment, local knowledge and evaluation of these factors supports that these areas have more adequate access to major employment centers in Downtown San Diego, Sorrento Valley, and Kearny Mesa.

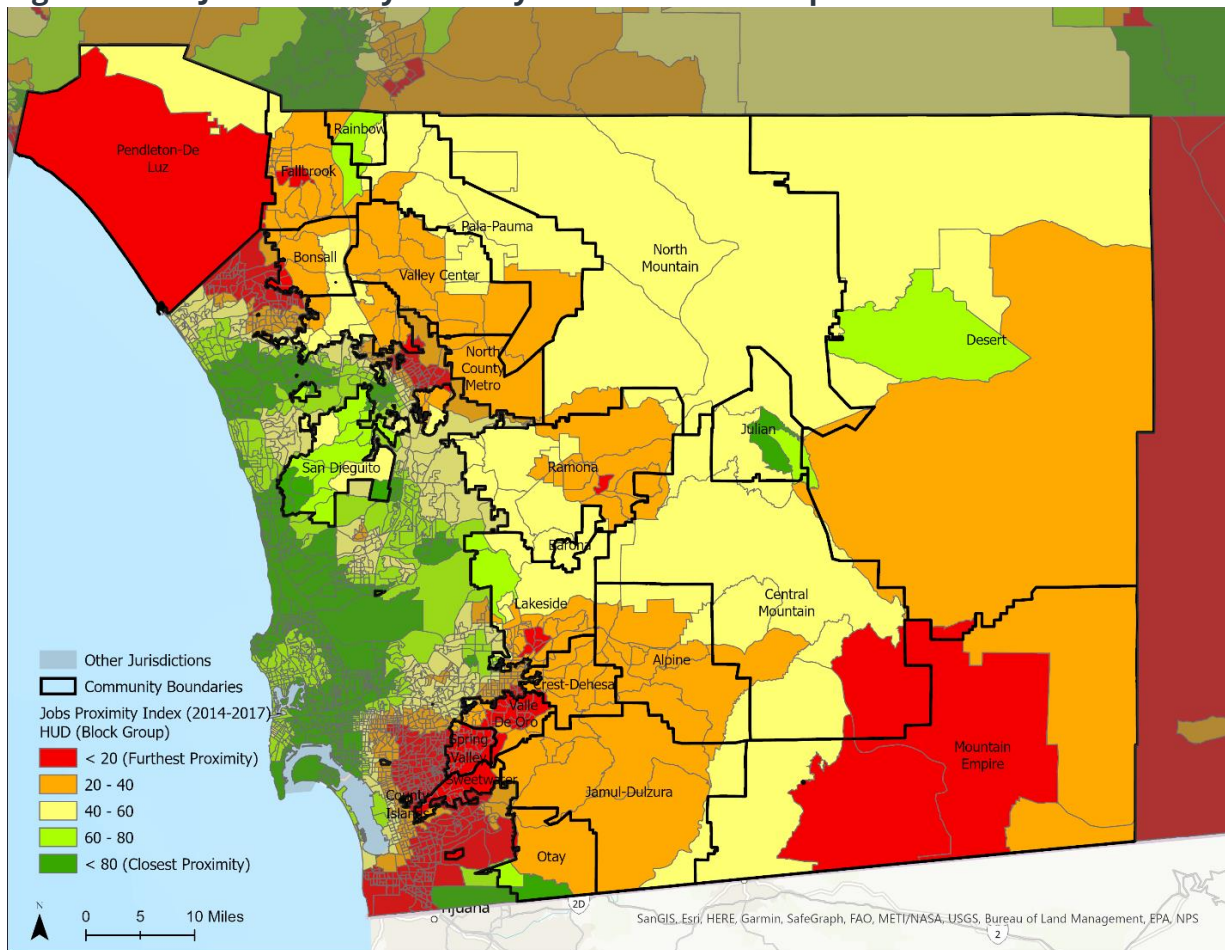


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relative to other unincorporated areas. These unincorporated communities may have low numbers of employment within the community, but still have access to the region's job clusters. *Figure 6-I-16* illustrates regional employment centers identified by SANDAG. The SANDAG map supports the conclusion that the communities of Sweetwater, Spring Valley, Valle de Oro, and Lakeside should not be classified as "Furthest Proximity" based on their direct access to San Diego's major employment hubs. Ramona also has access to agricultural jobs and a regional employment center in Poway, which increases the amount of employment opportunities and transportation options for Ramona residents compared to other unincorporated communities.

Figure 6-I-15: Job Proximity Index by Census Block Group

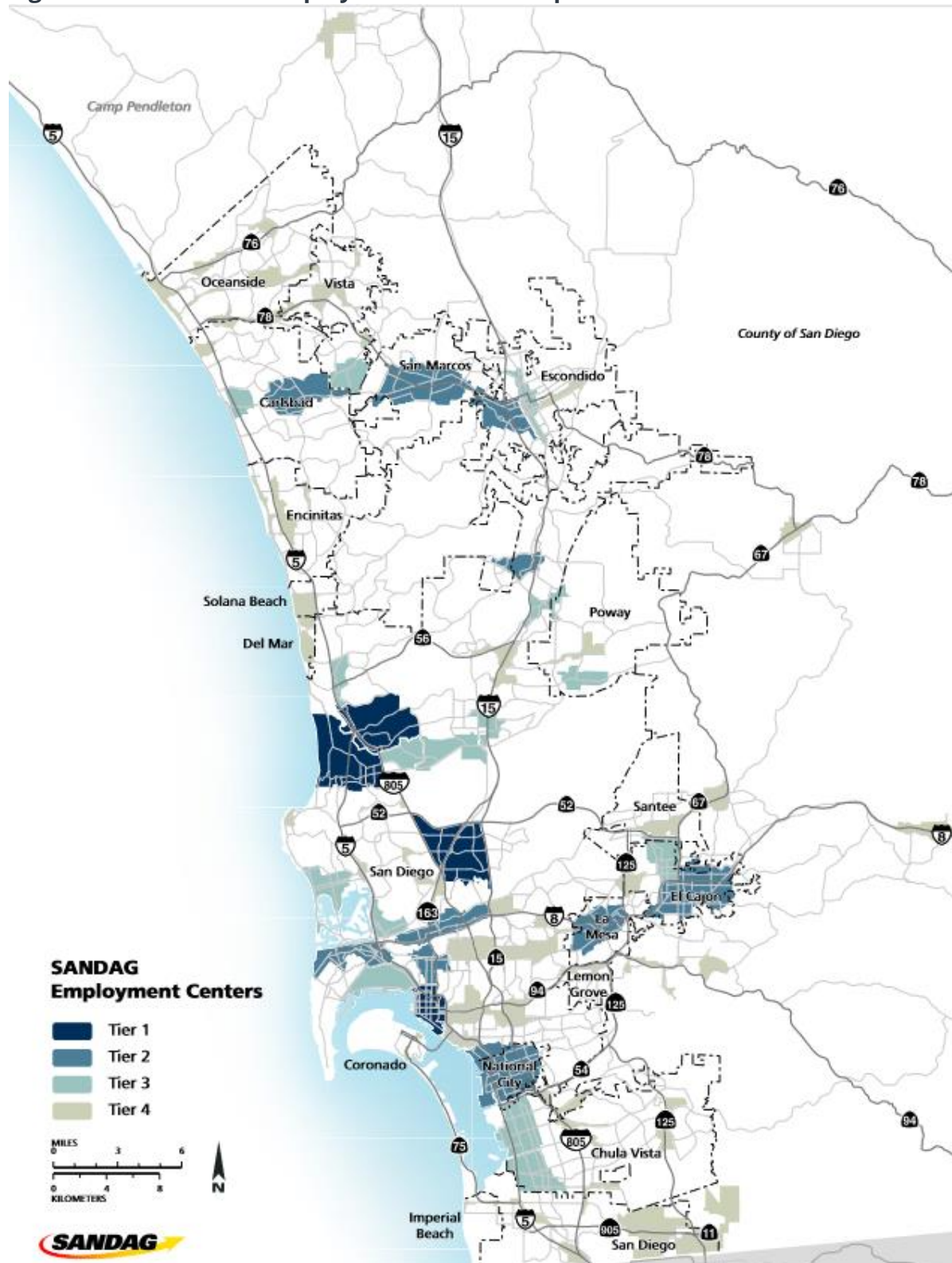


Source: HCD AFFH Data and Resources Mapping Tool. May 2021.



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Figure 6-I-16: SANDAG Employment Centers Map



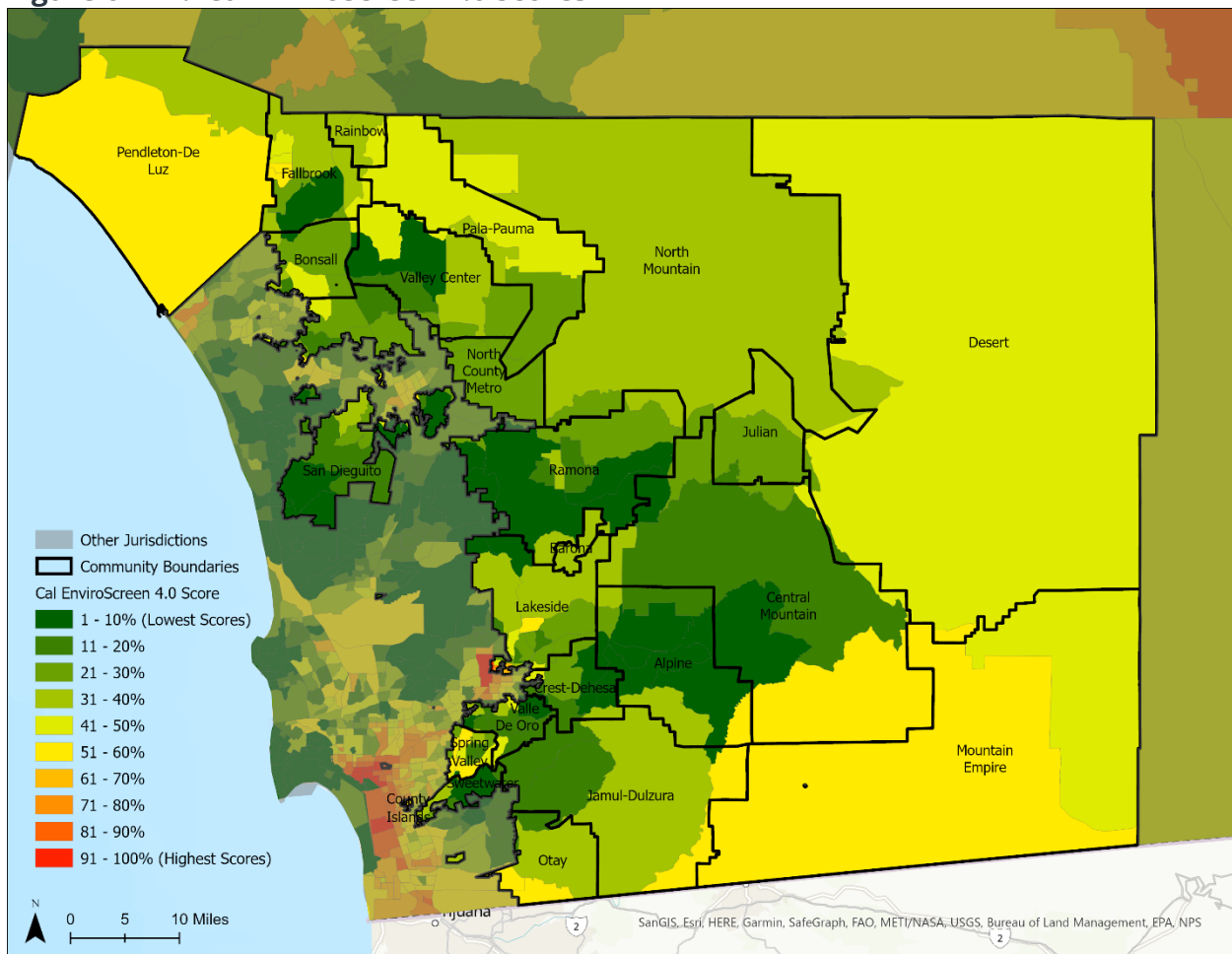
Source: SANDAG Employee Centers and Number of Employees, May 2019.



CalEnviroScreen 4.0

Figure 6-I-17 displays CalEnviroScreen 4.0 scores for the region. CalEnviroScreen is a statewide tool that helps identify which communities in the state are most affected by various pollutants. A higher score signifies a higher pollution burden. Areas in the County that experience the most burden from pollution are Spring Valley, the Mountain Empire, Pendleton-DeLuz and parts of Lakeside and Otay. No areas of the unincorporated County have a score above the 51-60% bracket. The Mountain Empire has a higher score due to its reliance on wells for drinking water. Local knowledge suggests higher scores in Spring Valley may be due to industrial uses in close proximity of commercial and residential uses.

Figure 6-I-17: CalEnviroScreen 4.0 Scores



SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.



California Tax Credit Allocation Committee (TCAC) Opportunity Areas

Another tool that can analyze disparities in access to opportunities are the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a taskforce commissioned by TCAC and HCD to identify areas statewide whose economic, educational and environmental characteristics support positive outcomes for low-income families. The tool is updated annually. Opportunity maps are made for three domains, economic, environmental, and education. Each of these three maps uses a number of indicators to determine their individual score. Economic indicators include poverty, adult education, employment, job proximity and median home value. The environmental domain utilizes CalEnviroScreen 3.0 indicators. Education indicators include math and reading proficiencies of fourth graders, high school graduation rates and the student poverty rate. A composite score and resource designation combining all three designations is then assigned to each block group.

Figure 6-I-18 shows the TCAC Composite score for San Diego County. Along with the composite score, opportunity areas are given an economic, education and environment score, shown in figures *Figure 6-I-19*, *Figure 6-I-20*, and *Figure 6-I-21*, respectively. The areas in the maps displayed as missing/insufficient data are considered rural areas and are excluded from the TCAC mapping application. This includes large portions of the North Mountain, Desert, Central Mountain and Mountain Empire areas. Pendleton-DeLuz is excluded from the TCAC since the majority of the area is comprised of the Marine Corps base Camp Pendleton.

In the unincorporated area, the communities with the highest resources are located in the western and central portions of the unincorporated County. The areas of Lakeside, parts of Fallbrook, North County Metro, and Pala-Pauma, and Spring Valley are low resource. Higher resource areas of the County include Ramona, Alpine, Julian, San Dieguito and parts of Fallbrook, Bonsall, and Valley Center.

Economic scores are highest in Fallbrook, Bonsall, Ramona, San Dieguito and areas of Alpine Sweetwater in Valle De Oro. They tend to reflect the pattern of median household income. Economic scores are lower for eastern census tracts that tend to have lower home values and are further away from job centers. Education scores have a very similar pattern to economic outcomes. They are higher in San Dieguito, Bonsall, areas of Ramona, Alpine, Sweetwater and Julian. They are lowest in Spring Valley, North County Metro and Pala-Pauma.

Environmental scores tend to have a slightly differing trends when compared to economic and education scores. They are higher in Valley Center, Pala-Pauma, Ramona and some tracts of Fallbrook, Spring Valley and Valle De Oro. Areas with less positive environmental outcomes



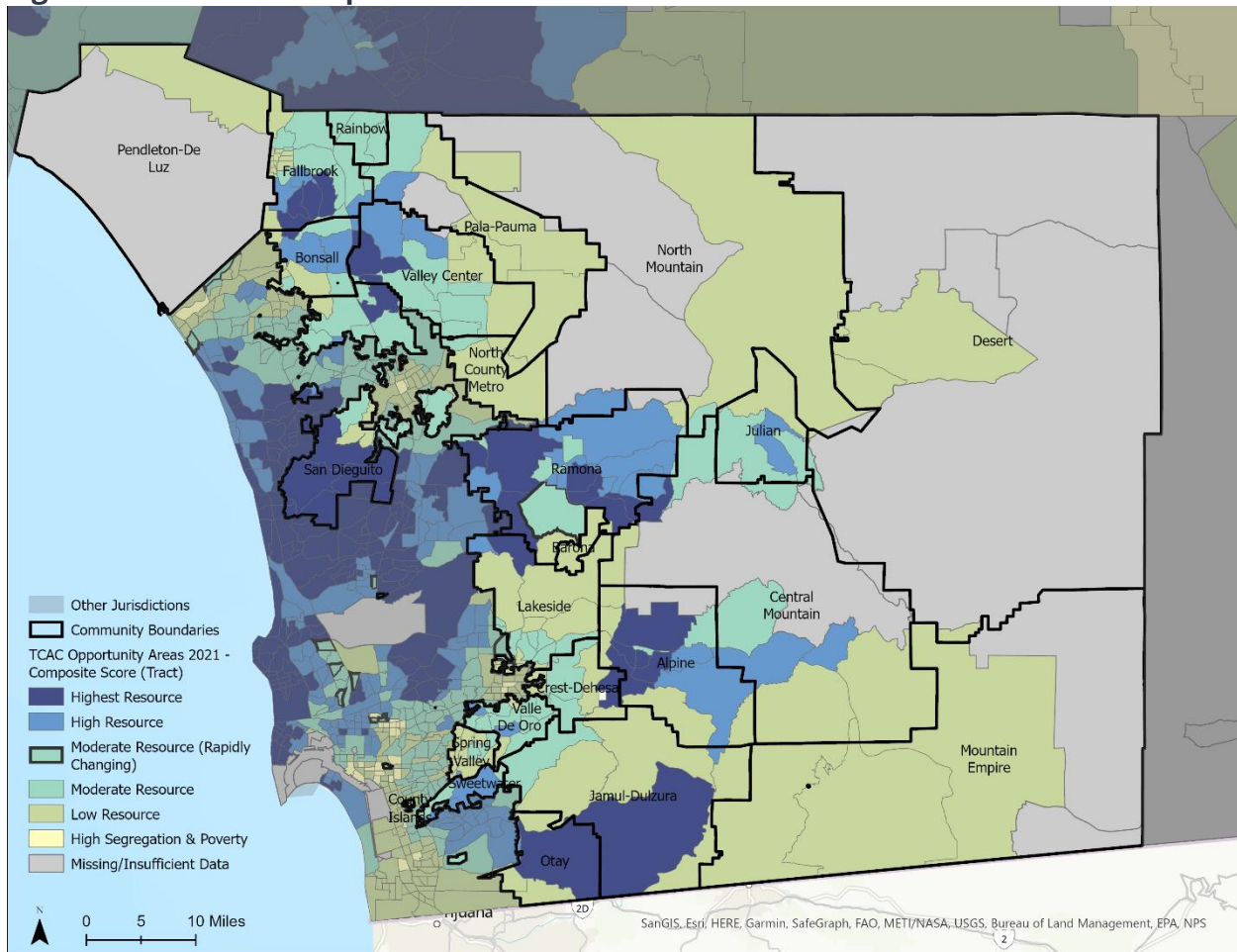
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include Rainbow, North County Metro, San Dieguito, Lakeside, Crest-Dehesa, Jamul-Dulzura and Otay.

Generally, the same patterns are expressed in the component TCAC maps for economic, education and environment, though this is not always the case. For example, the areas of Valley Center, Spring Valle and Pala-Pauma have positive environmental outcomes with a lower education score. Conversely, the areas of Bonsall, San Dieguito and central Alpine have lower environmental outcomes with higher educational outcomes. It is noted that the large area in Otay and Jamul-Dulzura communities identified as having the highest resources in the composite score map appears to be inconsistent with the relatively low scores (less positive outcomes) in two of the three component data sets and maps. It is possible that lack of data for education may have skewed the results.

Figure 6-I-18: TCAC Composite Score

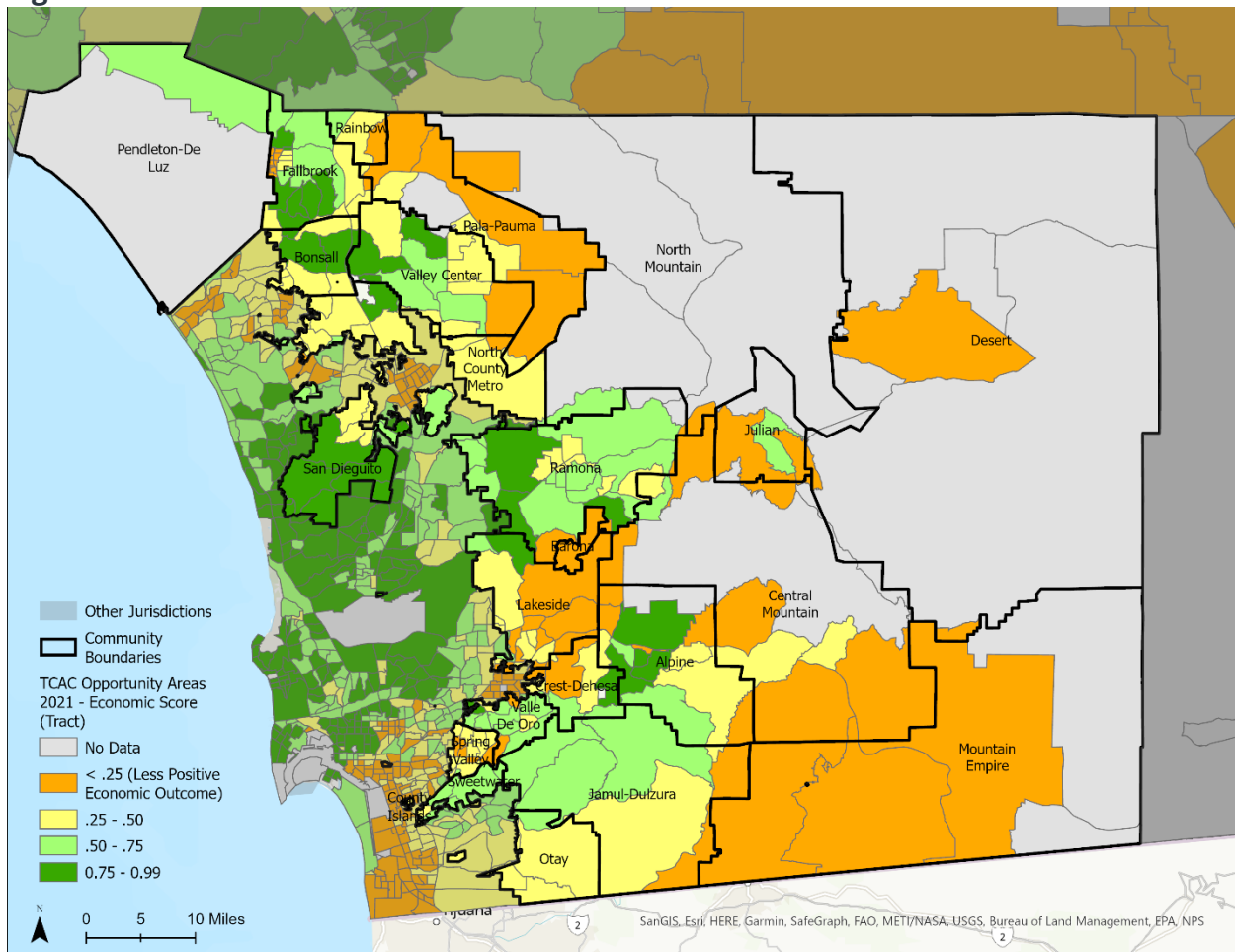


SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.



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Figure 6-I-19: TCAC Economic Score

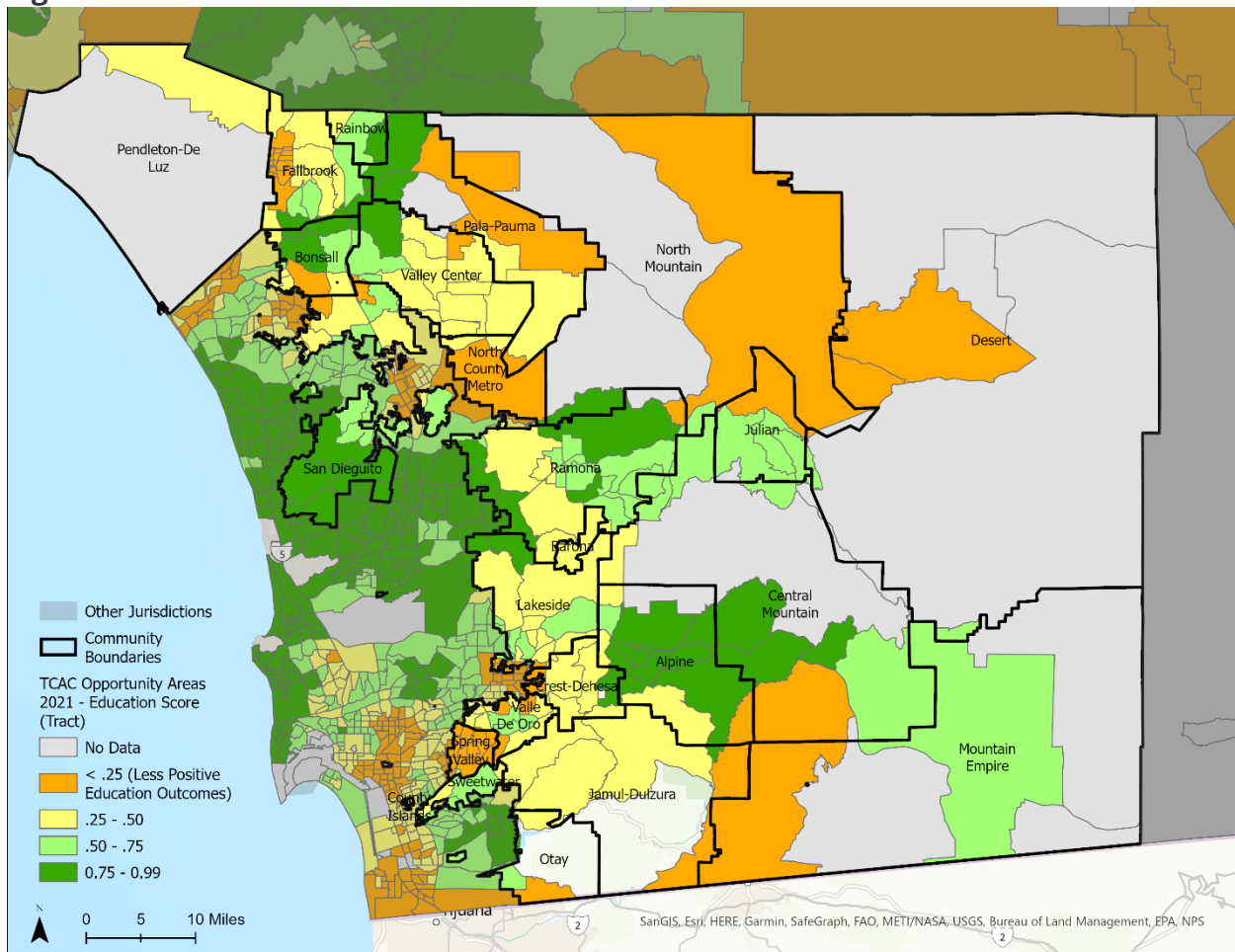


SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.



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Figure 6-I-20: TCAC Education Score

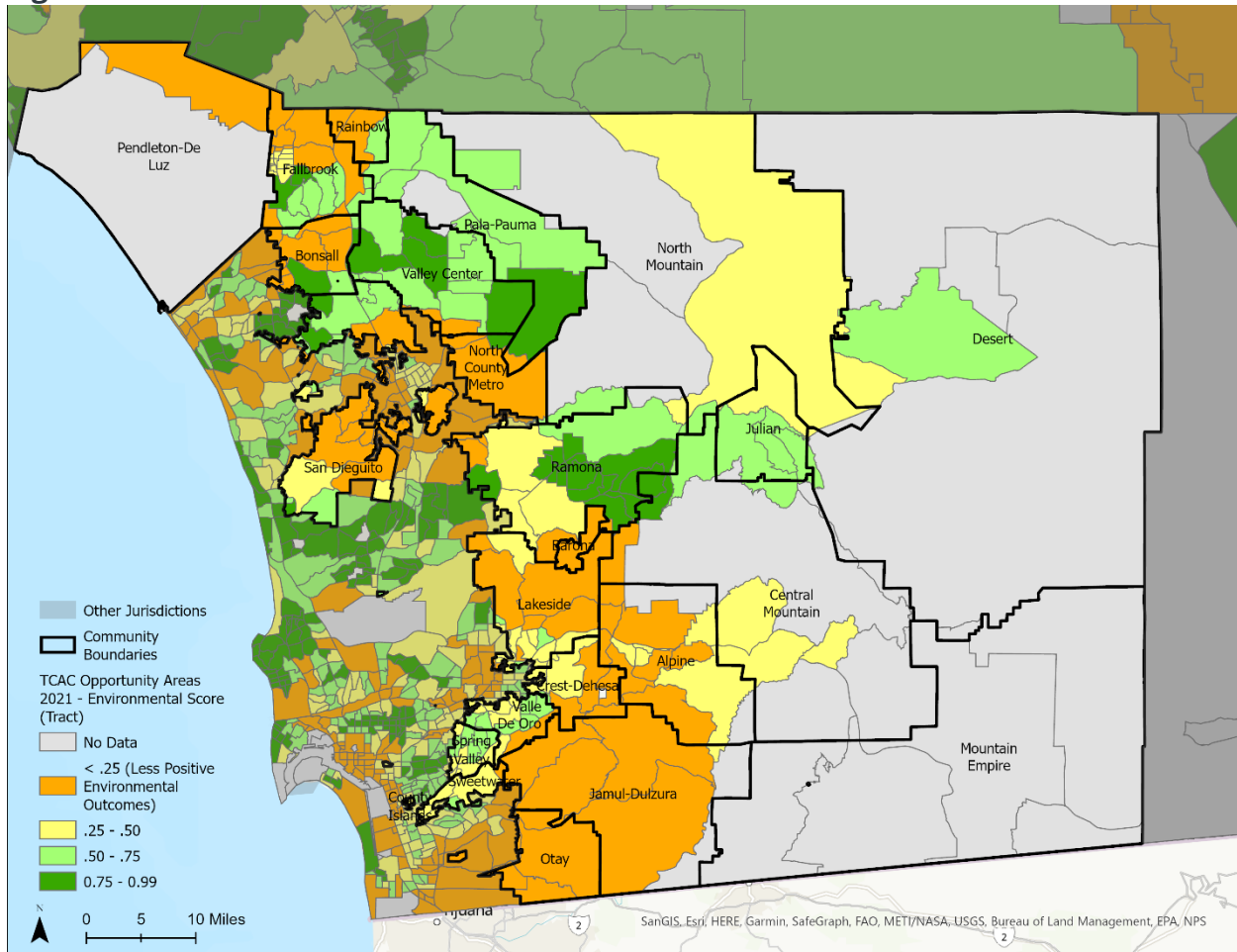


SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.



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Figure 6-I-21: TCAC Environmental Score



SOURCE: HCD AFFH Data and Resources Mapping Tool. May 2021.



TCAC Regional Trends and Patterns

Figure 6-I-22 compares the mean and median TCAC percentile scores for San Diego County as a whole with that of the unincorporated County. It displays the mean and median for the environmental, economic, and education scores. Generally, the unincorporated County has slightly lower TCAC percentile scores in each category than the whole of the County. The difference in percentile scores for environmental, economic, and education scores are 0.067, 0.049 and 0.066, respectively. Regional trends show higher education and economic scores in coastal and central county areas. Environmental outcomes in the region vary more geographically than economic or educational outcomes.

Figure 6-I-22: Regional TCAC Percentile Comparison

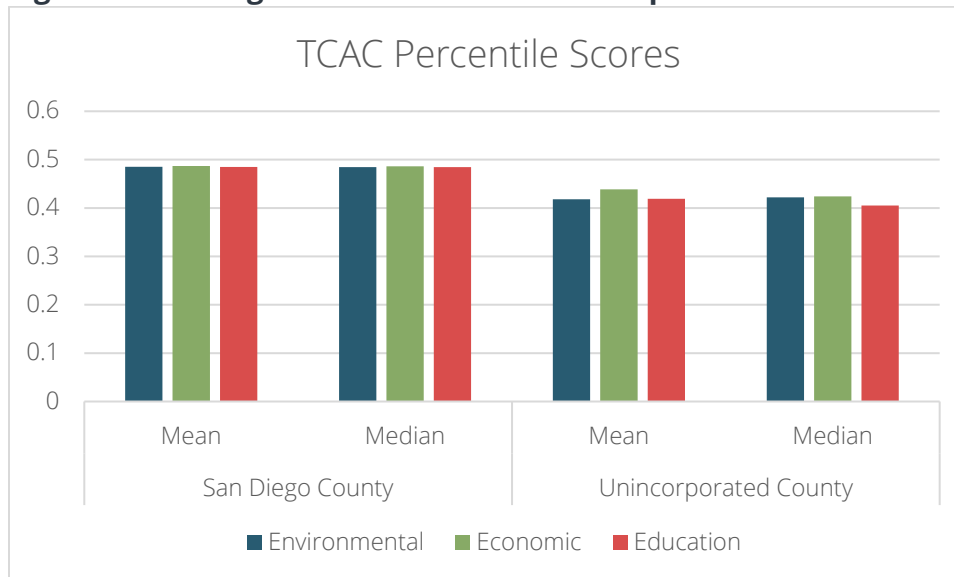
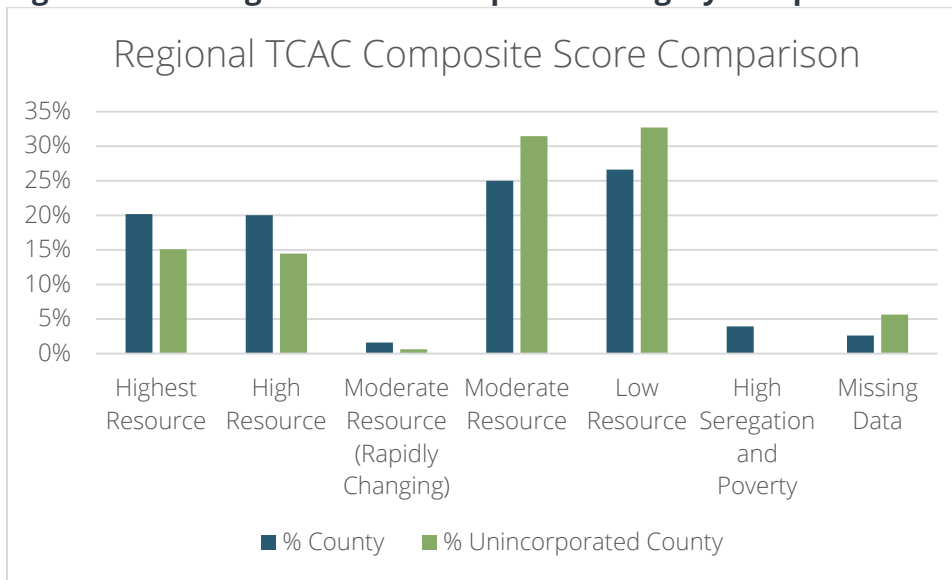


Figure 6-I-23 compares the percentage of census tracts in each TCAC category. The unincorporated County has a lower percentage of tracts in the highest and high resource categories by 5% and 4%, respectively. The unincorporated County also has a higher percentage of low and moderate resource tracts, by about 6% in both categories. Compared to the region as a whole, the unincorporated County has lower proximity to job centers, is less dense and is generally less accessible via public transit.



Figure 6-I-23: Regional TCAC Composite Category Comparison



Summary of Access to Opportunities

- Native American, Black, and Hispanic residents were more likely to have limited access to opportunities like lower exposure to poverty, high quality schools, high labor force participation, and proximity to jobs. Contributing factors include decades of redlining and discriminatory lending and rental practices that limited the ability of persons of color to own property and build wealth. This resulted in generations of lost opportunity, increased housing cost burden that led to decreased wealth and household income, and increased poverty. These lower income households of color were then limited to the relatively few and smaller areas with higher density- and lower-income housing. This led to a concentration of lower income and racially segregated households.
- Several areas were noted as having low resource areas, including four small census tracts that cover the town center in western Fallbrook, the Pala-Pauma Valley area, North County Metro, Spring Valley, Barona, and Lakeside, and the backcountry areas in the eastern portions of the County. These areas appear to receive relatively low resource rankings for other components such as local school proficiency, higher concentrations of poverty, educational attainment and household income relative to nearby populations in the incorporated cities and wealthier suburban communities. Within the unincorporated County, the urbanized village areas of Fallbrook, Spring Valley, Lakeside and North County Metro have among the most access to resources in terms of proximity to infrastructure, higher density and relatively more affordable housing, local employment centers, transportation, and commercial and professional services. These areas are identified as Smart Growth communities on the SANDAG Smart Growth Concept Map with the intent



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and implication of long-term planning, programmatic and capital improvements as part of the regional plan. These long-term commitments mean these areas will be improved through a combination of public and private investment that will improve the resources and opportunities, and quality of life.

- Casa de Oro has remained largely unchanged since the late 1970s. Prior to the 94-eastbound extension to Avocado Boulevard in early 1969-1970, Kenwood Drive was the end of the road on the 94 and contained the only shopping area for miles. The extension of the highway separated the area and by-passed Casa de Oro. This allowed other nearby shopping centers to open during the mid-1970s and the commercial center of Casa de Oro never recovered. This may contribute to a lack of opportunity and prevalence of both legal and illegal uses, particularly liquor stores and marijuana shops along Campo Road.

DISPROPORTIONATE HOUSING NEEDS

Housing Problems

Housing problems for the unincorporated County were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. *Table 6-I-4* breaks down households by race and ethnicity and presence of housing problems including cost burden for the unincorporated County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30% gross household income)



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Table 6-I-4: Housing Problems by Race/Ethnicity

Race/Ethnicity	With 1 or More Housing Problem		Cost Burden		Total Households
	Total	Percent	Total	Percent	
White, non-Hispanic	45,825	41.4%	44,185	40.0%	110,565
Black/African American, non-Hispanic	3,654	60.9%	3,442	57.3%	6,003
Asian, non-Hispanic	2,360	32.7%	2,105	29.1%	7,227
American Indian/Alaska Native, non-Hispanic	470	24.9%	398	21.1%	1,885
Pacific Islander, non-Hispanic	386	60.0%	382	59.4%	643
Hispanic, any race	16,432	53.5%	14,095	45.9%	30,690
Other (including two or more races), non-Hispanic	1,628	47.6%	1,567	45.8%	3,423
Total	70,755	44.1%	66,174	41.2%	160,436

SOURCE: HUD CHAS Data (2013-2017 ACS), April 2021.

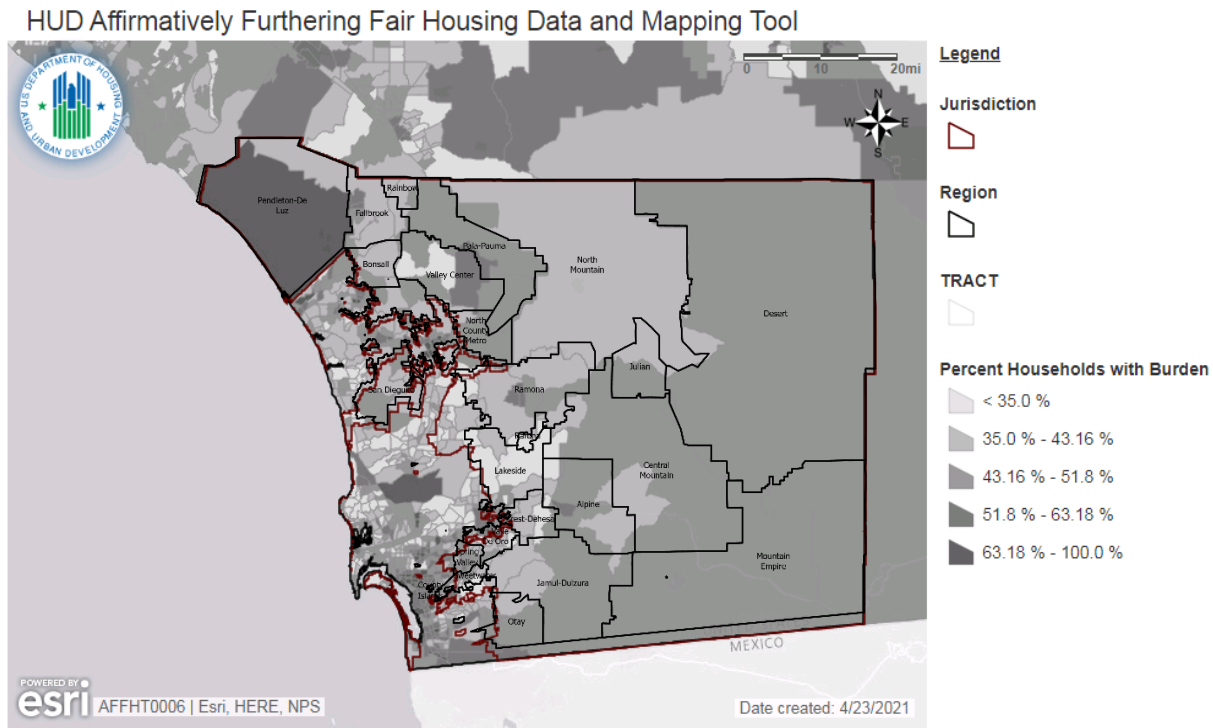
In the unincorporated County, 44 percent of households experienced one or more housing problems. The unincorporated County had a slightly higher proportion of households with a housing problem compared to the County, where 43 percent of households had a housing problem. In the unincorporated County, Black, Pacific Islander, and Hispanic households have the highest instance of housing problems. Approximately 61 percent of Black households, 60 percent of Pacific Islander households, and 53 percent of Hispanic households experience one or more housing problems, compared to 24 percent of American Indian households, 33 percent of Asian households, 41 percent of White, non-Hispanic households.

As shown in *Figure 6-I-24*, census tracts with high proportions of households with problems (burdens) are located throughout the County. However, census tracts with the highest concentration of households with housing problems (over 43 percent) are located in the Northwestern and Southwestern areas of the unincorporated County and the eastern part of the County.



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Figure 6-I-24: Housing Problems By Census Tract



Name: Map 6 - Housing Problems

Description: Households experiencing one or more housing burdens in Jurisdiction and Region with R/ECAPs and race/ethnicity dot density

Jurisdiction: San Diego County (CDBG, ESG)

Region: San Diego-Carlsbad, CA

HUD-Provided Data Version: AFFHT0006

SOURCE: HUD AFFH Data and Mapping Tool. AFFHT006, July 2020.

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its gross income on housing. As stated in *Appendix 6-A*, lower income households, especially renters, experience cost burdens. Overall, 44 percent of the households in the unincorporated area experienced housing cost burden according to the 2014-2018 ACS (*Table A-34: Cost Burden by Household Income and Tenure—Unincorporated County: 2014-2018*). Renter households (62 percent) were more severely impacted by cost burden compared to 36 percent of owner households. Among both owner and renter households, the extremely low-income households faced the greatest burden.

As *Table 6-I-4* shows, some ethnic/minority households are also disproportionately affected by cost burdens. Black (57 percent), Pacific Islander (59 percent), Hispanic (46 percent) and other race households (46 percent) experience cost burden at higher rates than the unincorporated



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County overall (41 percent), white (40 percent), Asian (29 percent), and American Indian (21 percent) households. Contributing factors may include decades of discriminatory housing practices including redlining that limited housing opportunities, increased housing costs, and limited opportunity to build wealth through home and property ownership for persons of color. The effects can persist for generations. In contrast, white households were able to get loans, buy property, and build and pass along family wealth. This wealth was invested in property that increased in value beyond the means of lower-income households. Single-family zoning was also used as a means of increasing housing costs and segregating communities based on income. This increased the wealth gap and exacerbated the housing access and household wealth problem.

Figure 6-I-25 shows the percentage of renters households in San Diego County considered “cost-burdened,” (spending more than 30% of their household income on housing costs) According to this map, the highest concentration of cost-burdened renters is located on the northwestern, southwestern, and eastern tracts of the unincorporated County. The communities of Pendleton-DeLuz, Bonsall, Valley Center, Lakeside, Alpine, Central Mountain, Valle de Oro, Spring Valley and Sweetwater all contain one or more census tracts with more than 60% of renter households paying more than 30% of household income. This tends to match the housing problems map above (*Figure 6-I-24*). A comparison of the 2010-2014 and 2015-2019 maps shows that the percentage of renter households that are cost burdened increased between the two periods in most areas of the unincorporated County including Desert, eastern Alpine, western Central Mountain, Valley Center, Bonsall, Barona and Lakeside. A few areas experienced a reduced rental cost burden including northern Central Mountain, Pala-Pauma, Jamul-Dulzura and Otay. These are all rural areas where housing costs (rents) may have not increased at the same pace as renter household income due to relatively little demand.

A comparison of the burdened renter and homeowner households shows that renters generally carry a higher housing cost burden than homeowners.

Figure 6-I-26 displays overpayment by homeowners in the unincorporated County. This map shows a similar pattern where the northwestern, eastern and southern portions of the unincorporated County have the highest percentages of housing cost burdened households. A comparison of the 2010-2014 and 2015-2019 maps shows that percentage of housing cost burdened households in the majority of the unincorporated County generally decreased or remained the same over the period. However, the number of housing cost burdened households increased in the Mountain Empire and Desert communities in the eastern backcountry areas. These communities experienced the opposite trend for owner households (increased burden) as experienced for renters (decreased burden). This may be explained by



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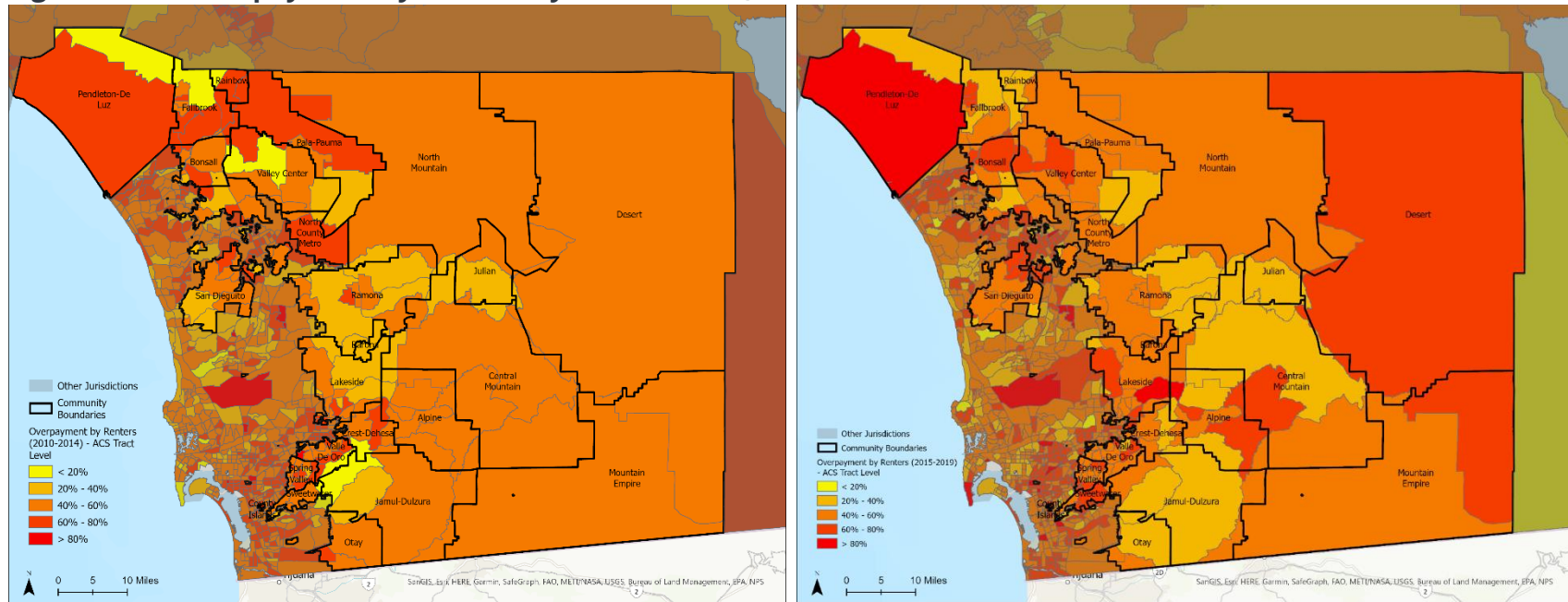
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the relative mobility of renters versus homeowners. It is possible that renters were able to move to housing that is more affordable whereas homeowners may have experienced increased costs and/or decreased household income, but were unable to move or otherwise reduce their costs to match their income.



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Figure 6-I-25: Overpayment by Renters by Census Tract, 2010-2014 and 2015-2019



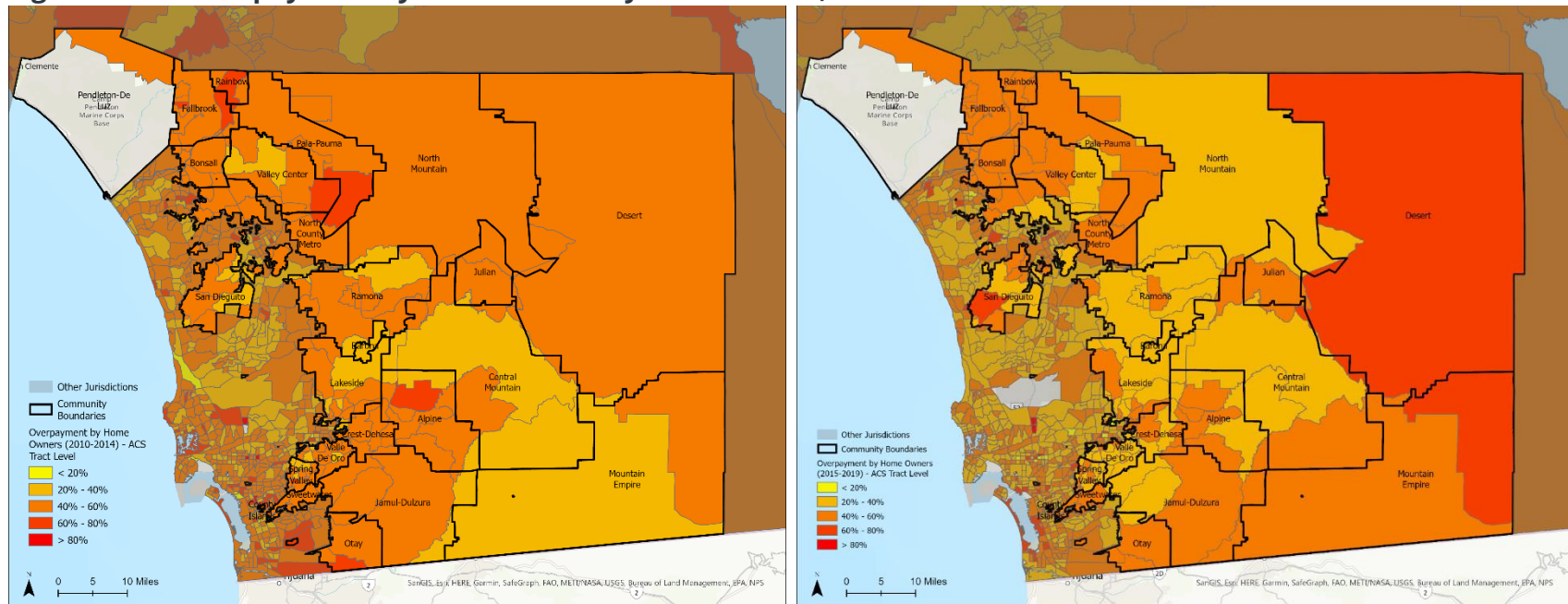
SOURCE: HCD AFFH Data and Resources Mapping Tool, US Census ACS 2015-2019.



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Figure 6-I-26: Overpayment by Homeowners by Census Tract, 2010-2014 and 2015-2019



SOURCE: HCD AFFH Data and Resources Mapping Tool, US Census ACS 2015-2019.



Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2018 five-year ACS estimates, a lower percentage of households in the unincorporated County (5.0 percent) are living in overcrowded conditions than the County (6.7 percent). Overcrowding tends to affect renter households disproportionately, with 9.1 percent of all renter households compared to nearly 2.5 percent owner-households in the unincorporated area being overcrowded (*Table I-4*). Overcrowding also disproportionately affects lower income households, regardless of tenure. *Figure 6-I-27* shows the percent of households that are overcrowded by census tract, as compared to the statewide average of 8.2 percent. The majority of census tracts in the County are at or below the state average. Census tracts with higher rates of overcrowding are spread throughout the County and are not clustered in one geographic area. These areas included a few small census tracts in western Fallbrook and Ramona, Spring Valley, Valle de Oro, and the Pala-Pauma and Mountain Empire areas.

Table 6-I-5: Overcrowding per Tenure and Income Level

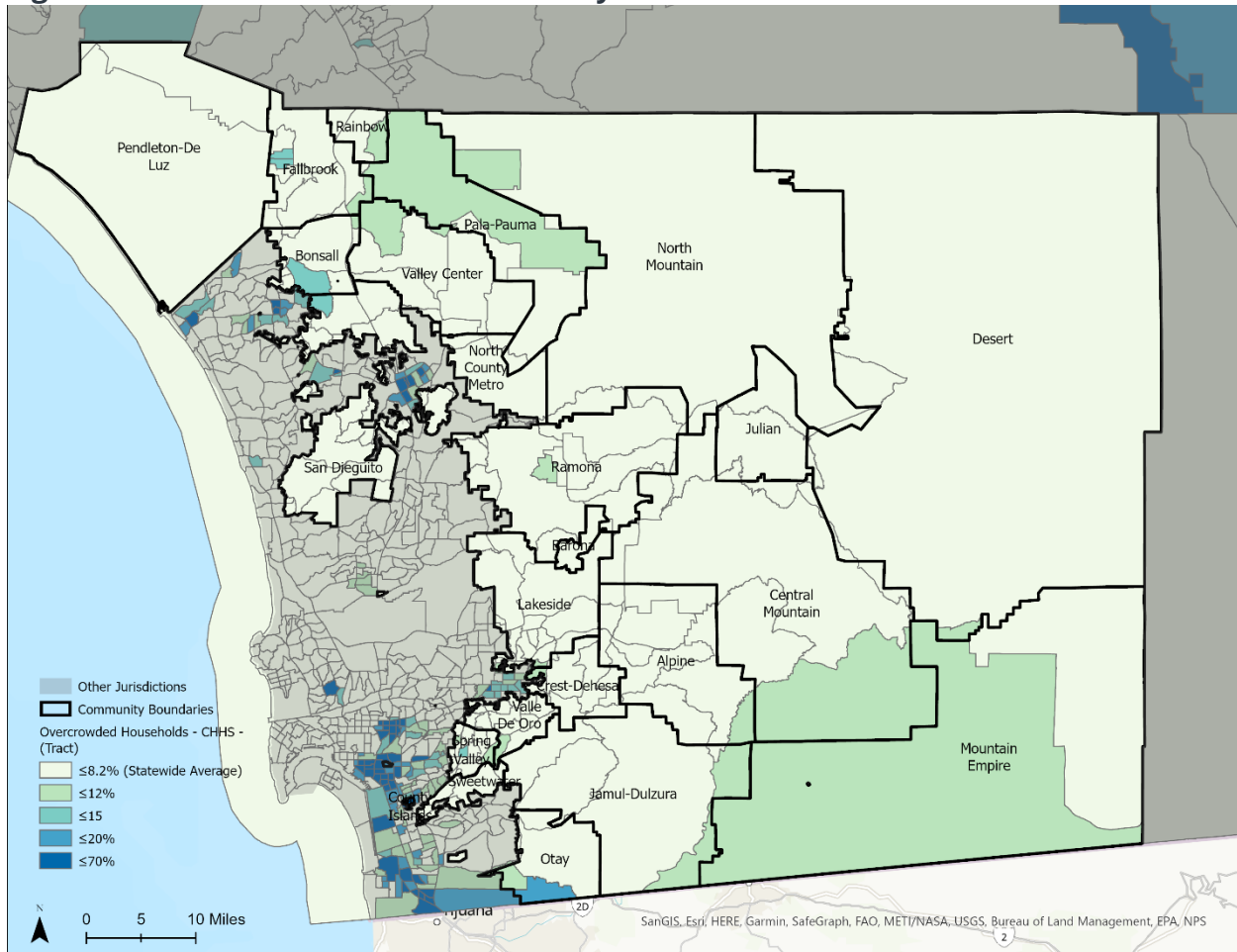
Income Level	>1 Person per Room (renter)		>1 Person per Room (owner)		>1 Person per Room (Overcrowded)		>1.5 Persons per Room (Severely overcrowded)	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
0-30% HAMFI	1,080	10.4%	191	2.2%	1,271	6.6%	375	1.9%
31-50% HAMFI	1,212	10.9%	329	3.6%	1,541	7.7%	555	2.8%
51-80% HAMFI	1,410	11.8%	731	4.5%	2,141	7.6%	741	2.6%
81-100% HAMFI	523	8.5%	442	4.4%	965	5.9%	204	1.3%
>100% HAMFI	495	4.0%	1,031	1.6%	1,526	2.0%	346	0.5%
Total	4,720	9.1%	2,724	2.5%	7,444	4.6%	2,221	1.4%

SOURCE: HUD CHAS Data (2013-2017 ACS).

NOTE: HAMFI = HUD Area Median Family Income



Figure 6-I-27: Overcrowded Households by Census Tract



SOURCE: HCD AFFH Data and Resources Mapping Tool, CHHS.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In the unincorporated County, only 0.6 percent of households lacked complete plumbing or kitchen facilities (*Table 6-I-6*). San Diego County had a similar percentage of households lacking complete plumbing or kitchen facilities (0.9 percent). Lower income households were disproportionately affected by substandard facilities in both the unincorporated County and the County overall. For example, 1.2 to 1.7% for very low and extremely low income households in the unincorporated County reported problems versus less than 0.5% of all other households. The significantly higher rate of housing problems is likely the result of the extreme housing burden and inability to make repairs and regular maintenance. The rates of housing problems are lower than the entire county including the incorporated cities for all income levels.



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Table 6-I-6: Households Lacking Complete Kitchen and/or Plumbing Facilities

	Unincorporated County		San Diego County	
	Total	Percent	Total	Percent
0-30% HAMFI	325	1.7%	3,150	2.0%
31-50% HAMFI	236	1.2%	2,055	1.5%
51-80% HAMFI	97	0.3%	1,915	1.0%
81-100% HAMFI	76	0.5%	1,010	0.9%
>100% HAMFI	290	0.4%	2,305	0.4%
Total	1,024	0.6%	10,435	0.9%

SOURCE: HUD CHAS Data (2013-2017 ACS)

NOTE: HAMFI = HUD Area Median Family Income

While HUD CHAS data only reports less than 1 percent of housing units as lacking complete facilities, a report from the National Center for Healthy Housing reported the basic housing quality for the San Diego Metropolitan service area as 7.2 percent. The basic housing quality metric is based on the percentage of homes with “severe” or “moderate” housing problems. Based on this metric, the County estimates that 12,236 units of the total 172,807 reported by SANDAG 2018 estimates in the unincorporated County are in substandard condition. A discussion with County Code Compliance staff determined that there are approximately 2,000 general code compliance cases per year. About 5 percent, approximately 8,750 of the total 175,000 housing units in the unincorporated County’s housing stock, are in need of repairs. Approximately 400 per year (2% of total cases), involve unsafe structures or dilapidated housing that needs severe repair or replacement. These observed trends suggest that estimated 3,500 units (2% of the total 175,000 housing units within the County) may be substandard and in need of significant repair or replacement.

Housing age is also frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 68 percent of housing is older than 30 years old in the unincorporated County, with 24 percent being older than 50 years old (*Table 6-A-32- Appendix 6-A*). In Fallbrook, Julian, Lakeside, Rainbow, Ramona, Rancho Santa Fe (San Dieguito), and Spring Valley, a greater proportion (over 68 percent) of housing stock is over 30 years old than the overall unincorporated County. The proportion of housing stock over 50 years old in Spring Valley (32 percent) far exceeds the unincorporated proportion of 24 percent.



Displacement Risk

The Urban Displacement Project⁵⁷ defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the team has an interactive map that display changes in neighborhood characteristics that may indicate displacement. Two key factors in visualizing displacement are the loss of low income households and increases in rent. As *Figure 6-I-28* shows, between 2000 and 2015, the unincorporated County experienced among the highest increase in median income and median gross rents occurred in along the western census tracts (North to South) of the region. These areas correspond to Pala-Pauma Valley, North Mountain, Ramona, Lakeside, and Alpine communities.

Changes in cost burdened population, especially renters, is also important to identify potential displacement. Households are at risk of being displaced when rents increase. In the unincorporated County, households in the Pala-Pauma Valley, North Mountain, North County Metro, Desert. Ramona, Lakeside, and Alpine communities had the highest increase in cost burdened renter households. The overlap between increase in cost-burned renters, increases in rent, and increases in median gross income occurred in Pala-Pauma Valley, North Mountain, Ramona, Lakeside, and the Alpine communities.

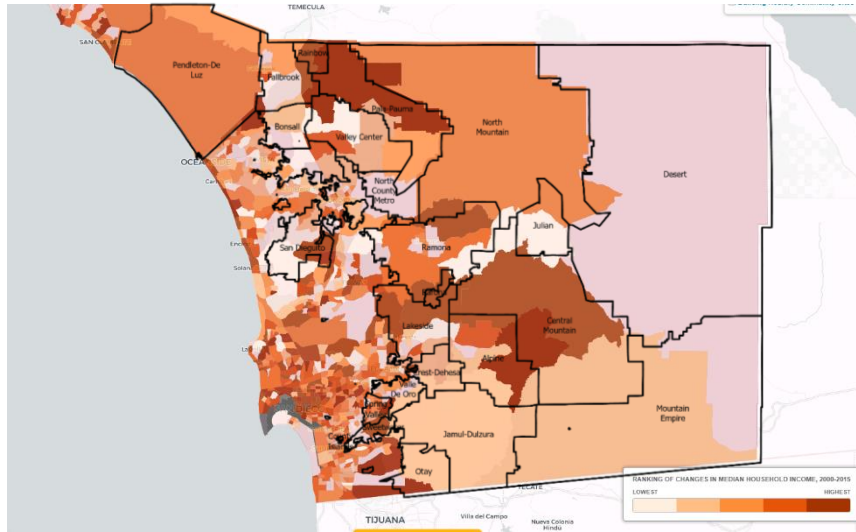
⁵⁷ Chapple, K. & Thomas, T. (2020). Berkeley, CA: Urban Displacement Project.



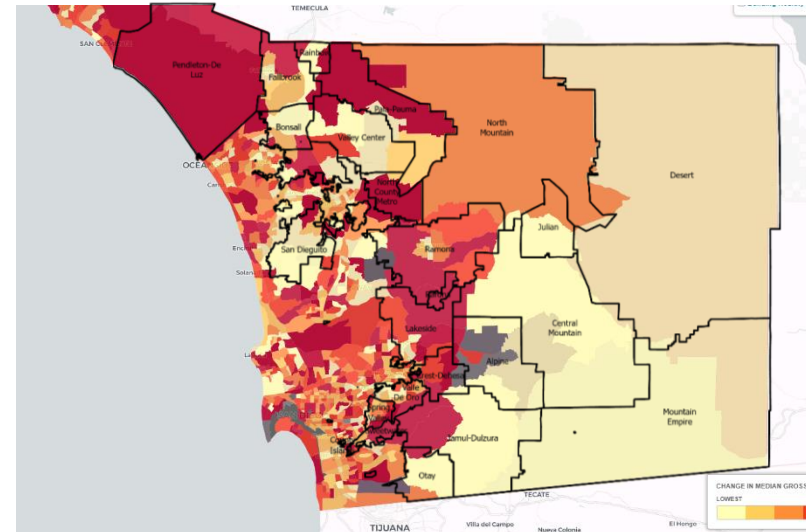
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Figure 6-I-28: Displacement Indicators

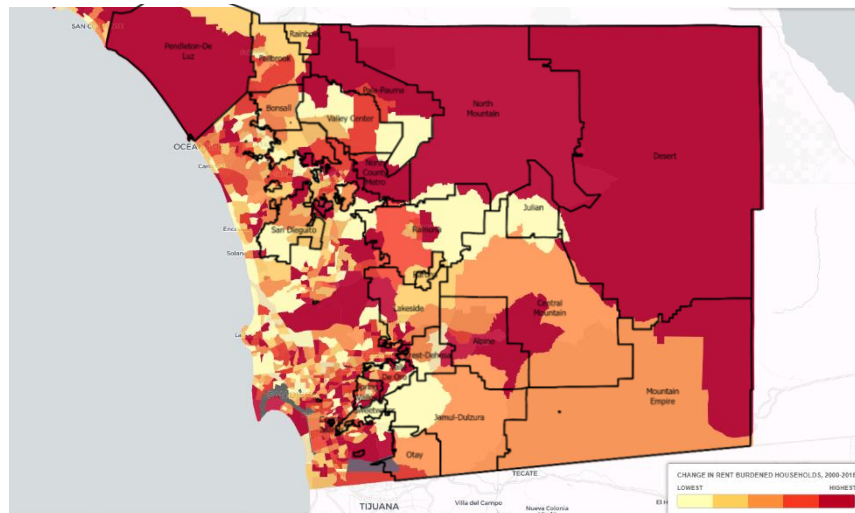
(A) Change in Median Gross Income (2000-2015)



(B) Change in Median Gross Rent (2000-2015)



(C) Change in Burdened Renter Households (2000-2015)



SOURCE: Urban Displacement Project. <https://www.urbandisplacement.org/map/socal>.

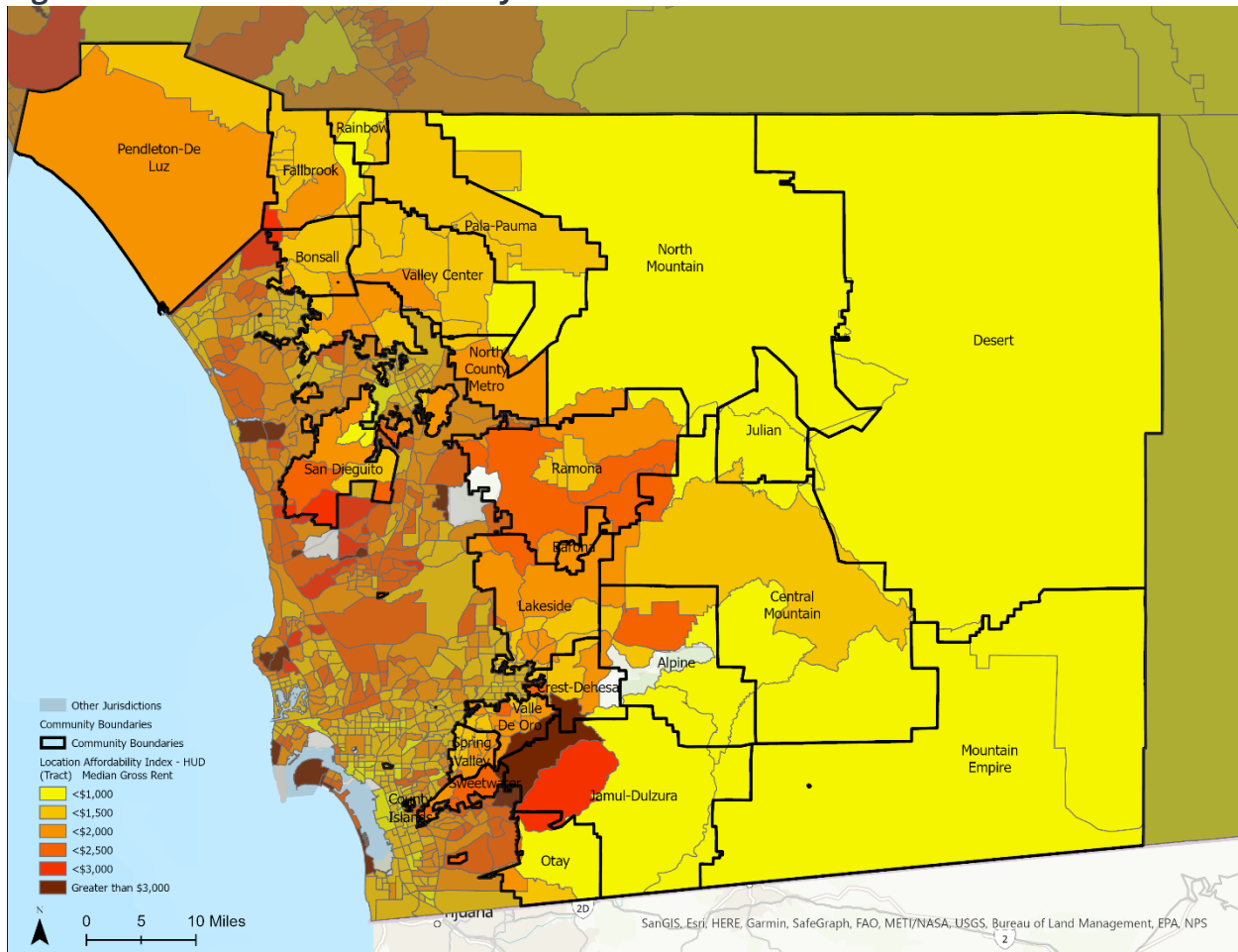


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The Location Affordability Index is a tool used by HUD to provide standardized housing and transportation costs estimates for the entire United States. *Figure 6-I-29* displays this index for the County of San Diego. It shows a common and predictable pattern of increasing affordability with distance from the incorporated cities, employment centers toward the rural and sparsely populated backcountry areas including North Mountain, Desert, Mountain Empire and Jamul-Dulzura.

Figure 6-I-29: Location Affordability Index



SOURCE: HCD AFFH Data and Resources Mapping Tool.

Persons Experiencing Homelessness

Persons experiencing homelessness and unhoused individuals are groups with disproportionate housing needs. As previously discussed, the RTFH is San Diego's planning body on homelessness. The RTFH's 2020 We All Count Report summarized the results from its January 2020 Point in Time Count (PITC). The PITC identified 193 total unsheltered individuals



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experiencing homelessness in the unincorporated county. The PITC Counts for included unincorporated village areas are shown in *Table 6-I-7*. From 2019 to 2020, counts decreased in Alpine, Fallbrook and Lakeside but increased in Ramona and Spring Valley. The We All Count Report also notes several disparities in the homeless population as compared to the general population. For instance, Black/African Americans, make up 21% of the homeless population while only making up 4.7% of the total population. Additionally, 58% of the unsheltered homeless population is recorded as having a disability, as compared to only 10% of the total population.⁵⁸

Table 6-I-7: PITC Homelessness Counts by Village Areas

Village Area	2020 Sheltered	2020 Unsheltered	2020 Total	2019 Total	% Change (2019-2020)
Alpine (Crest-Dehesa)	0	1	1	10	-90%
Fallbrook	0	51	51	61	-16.4%
Lakeside	0	24	24	72	-66.7%
Ramona	0	20	20	14	42.9%
Spring Valley (Casa de Oro)	0	97	97	67	44.8%
Total	0	193	193	224	-13.8%

Source: San Diego Regional Task Force on the Homeless. 2020. WeAllCount Results. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>. Accessed July 2021.

Though the PITC provides a snapshot of populations experiencing homelessness within the urban areas of San Diego County, it does not provide a count of homelessness in the rural parts of the county. Rural homelessness is more difficult to estimate, and the rural homeless population may face greater lack of access to resources and services than the population experiencing homelessness in urban areas. HUD's 2020 Annual Homeless Assessment Report to Congress found that there are lower numbers of people experiencing homelessness in rural areas and that they are disproportionately White compared to the rest of the population.⁵⁹

Regionally, the 2020 PITC saw a 6% decrease in the total number of those experiencing homelessness. There was an 11% decrease in unsheltered individuals throughout San Diego County.⁶⁰ However, the point-in-time count was conducted prior to the COVID-19 crisis. With skyrocketing unemployment rates throughout the state, homelessness is expected to increase. As of June 2020, the preliminary unemployment rates from the California Employment

⁵⁸ San Diego Regional Task Force on the Homeless. 2020. WeAllCount Results. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>. Accessed June 2021.

⁵⁹ HUD 2020 Annual Homeless Assessment Report to Congress <https://www.huduser.gov/portal/sites/default/files/pdf/2020-AHAR-Part-1.pdf>

⁶⁰ San Diego Regional Task Force on the Homeless. 2020. WeAllCount Results. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>. Accessed July 2020.



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Development Department reported a countywide unemployment rate of nearly 14 percent in San Diego. However, certain CPAs have higher unemployment rates: Bonita (20 percent) and Spring Valley (19 percent). Prior to the original COVID-19 Shelter-in-Place Order issued in March 2020, the countywide unemployment rate was reported at 4 percent.

Table 6-I-8 summarizes the 2020 PITC results for the region. The unincorporated County accounts for only 2.5% of the region's individuals experiencing homelessness as recorded by the PITC. The City of San Diego accounts for the largest percentage of individuals experiencing homelessness at 64.1%. Regionally, the PITC decreased by 12.3% from 2016-2020. Every geographic area except East County saw their PITC decrease throughout that period.

**Table 6-I-8: Individuals Experiencing Homelessness Estimates—
County of San Diego: 2020**

	Sheltered	Unsheltered	Total	% by Region	% Change (2016-2020)	% Change (2019-2020)
City of San Diego	2,604	2,283	4,887	64.1%	-4.0%	-3.8
East County	474	527	1,001	13.1%	49.9%	-4.8
North County Inland	214	409	623	8.2%	-46.2%	-19.7
North County Coastal	252	383	635	8.3%	-27.5%	-16.9
South County	104	369	473	6.2%	-47.2%	10.5
San Diego County	3,648	3,971	7,619	100%	-12.3%	-6.0
Unincorporated	0	193	193	2.5%	-42.6%	-13.8

SOURCES: San Diego Regional Task Force on the Homeless, 2020 WeAllCount. San Diego County Housing Element, 2014-2021.

As a means to combat homelessness, HCDS participates as a member of the Governance Board for the Continuum of Care (CoC) and in general membership. The CoC is a regional planning body of more than 550 stakeholders that coordinate housing and services for homeless families and individuals; these housing options include rapid re-housing, emergency, permanent supportive housing, and prevention programs to keep “at risk” people from becoming homeless.

Summary of Disproportionate Needs and Displacement Risk

- Renters experienced greater housing cost burdens as well as greater increases in household costs than owner households.
- Owner households in most communities in San Diego generally saw a reduced housing burden trend since 2010.
- Lower income households were disproportionately affected by substandard facilities in both the unincorporated County and the County overall (1.2 to 1.5% for very low and



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extremely low income households reported problems versus less than 0.5% of all other households). The significantly higher rate of housing problems is likely the result of the extreme housing burden and inability to make repairs and regular maintenance.

- Overcrowding above the State average was noted in four census tracts in western Fallbrook and Ramona, and the Pala-Pauma and Mountain Empire areas.
- The Pala-Pauma Valley, North Mountain, Ramona, Lakeside, and the Alpine communities are areas of high risk for displacement due increases in cost-burdened renters, increases in rent, and increases in median gross income.
- Backcountry Communities have more limited access to infrastructure, which may contribute to conditions associated with substandard housing.

OTHER CONTRIBUTING FACTORS

Zoning and Land Use Planning

Zoning and land use planning is a contributing factor to a lack of housing options and fair housing choice issues. Based on the AFFH review, many of the communities of note (discussed below) are within the more intense areas of the unincorporated County. While these higher-density uses are largely clustered around jobs and transit, high concentrations of multi-family uses, along with a lack of multi-family housing options in other areas, contribute to communities with disproportionate needs and income-based spatial segregation.

The unincorporated areas with the most multi-family housing (Lakeside/Bostonia, Spring Valley, and Fallbrook) tend to have lower median incomes and higher racial/ethnic minority populations than the unincorporated County as a whole. Many of the County's multi-family housing stock is older in nature, making it more naturally affordable than new multi-family or single-family homes.

The single-family neighborhoods in the unincorporated County tend to have higher median incomes, likely due to the higher price of single-family homes acting as a barrier to entry for lower and moderate-income households. Therefore, zoning or land use regulations that limit housing typology to single-family homes may be a contributing factor to a lack of fair housing choice.

Nearly half of the County's Village zoning limits building types to single-family residential typology (building types B, C, D), while only 30 percent of parcels allow some form of multi-family development, including duplexes (building types E through V). This lack of zoning for "missing middle" housing types may contribute to concentrations of disproportionate needs and income segregation in the unincorporated areas. Based on this review, the County is including three



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programs to further allow and incentivize different multi-family typologies in higher resource areas: 3.6.5.A will remove constraints to the development of multi-family housing, and programs 3.1.1.C and 3.1.1.D will allow and incentivize different building types (such as duplexes) where they are currently not allowed due to the building type designator. This program will apply to the County's RCAA, and encourage new and more affordable housing typologies in RCAAs.

Community Opposition to Housing

Community opposition to new housing may also be a contributing factor to a lack of housing choices in the unincorporated area. While many projects are approved ministerially, some projects with discretionary level review attract community opposition to new housing. Oftentimes, this leads to appeals to the Planning Commission or Board of Supervisors, or threats of litigation pursuant to CEQA. On a larger scale, opposition to new housing makes it more challenging to adopt more comprehensive zoning and land-use reforms. Several recent projects have been appealed or litigated, increasing the costs and timeline for approval. The County is going to implement a program (3.5.1.A) to educate residents about the benefits of new housing with the goal of mitigating community opposition to new housing projects.

Mortgage Lending

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. *Table 6-I-9* through *Table 6-I-10* examine detailed 2017 HMDA data for the unincorporated County and San Diego County.

Approval, and denial rates did not change much for the incorporated County between 2012 and 2017 (*Table 6-I-9*). Approval and denial rates in 2017 also did not differ between the unincorporated County and San Diego County overall in 2017. About 63 percent of applicants were approved for loans in 2017.

Race composition of the applicant pool was similar for the unincorporated County and the entire San Diego County (*Table 6-I-10*). The majority of applicants were white (58 percent in the unincorporated County and 48 percent in the San Diego County), followed by Hispanics at a



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distant 10 and 15 percent. Hispanics were greatly underrepresented, making up only 10 percent of the unincorporated County's applicant pool but 30 percent of the unincorporated County's population. By contrast, White and Asian applicant pools reflected the population makeup. In the San Diego County, Hispanics were also greatly underrepresented in the applicant pool.

Table 6-I-9: Disposition of Home Loans 2012 and 2017

Jurisdiction	Total Applicants		Percent Approved		Percent Denied		Percent Other ¹	
	2012	2017	2012	2017	2012	2017	2012	2017
Unincorporated County								
Government Backed Purchase	1,477	1,816	72.0%	76.8%	14.8%	8.8%	13.2%	14.5%
Conventional Purchase	1,830	3,127	70.8%	67.0%	15.4%	13.5%	13.8%	19.6%
Refinance	12,191	7,825	67.7%	57.9%	16.9%	17.1%	15.4%	25.0%
Home Improvement	437	965	51.9%	60.7%	36.8%	23.3%	11.2%	16.0%
Total	15,935	13,733	68.0%	62.7%	17.1%	15.6%	14.9%	21.7%
San Diego County								
Government Backed Purchase	15,141	13,515	74.6%	77.1%	12.8%	7.6%	12.6%	15.2%
Conventional Purchase	26,952	37,949	75.6%	72.0%	11.3%	9.7%	13.1%	18.4%
Refinance	155,940	74,811	70.8%	58.0%	15.0%	17.7%	14.2%	24.3%
Home Improvement	4,205	9,621	60.3%	59.7%	29.6%	23.1%	10.1%	17.1%
Total	202,238	135,896	71.5%	63.9%	14.6%	14.8%	13.9%	21.2%

SOURCE: www.lendingpatterns.com, 2020.

Note: 1. "Other": Withdrawn/Incomplete



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Table 6-I-10: Demographics of Loan Applicants vs. Total Population

Jurisdiction	Percent of Applicant Pool	Percent of Total Population	Variation
Unincorporated County			
White	58.3%	55.5%	2.8%
Black	2.8%	4.4%	-1.6%
Hispanic	10.2%	29.6%	-19.6%
Asian	2.5%	6.1%	-3.5%
San Diego County			
White	48.2%	45.8%	2.4%
Black	2.8%	4.4%	-1.6%
Hispanic	15.0%	34.6%	-19.6%
Asian	9.0%	10.9%	-1.9%

SOURCE: www.lendingpatterns.com, 2020. 2013-2017 ACS 5-Year Estimates.

Note:

1. Percent of applicant pool does not take into account applicants indicated as "MultiRace" or whose race was "Unk/NA". Therefore, total percentage of applicant pool does not add up to 100%.
2. Percent of total population estimates are based on 2018 ACS 5-year estimates and compared to 2017 applicant data

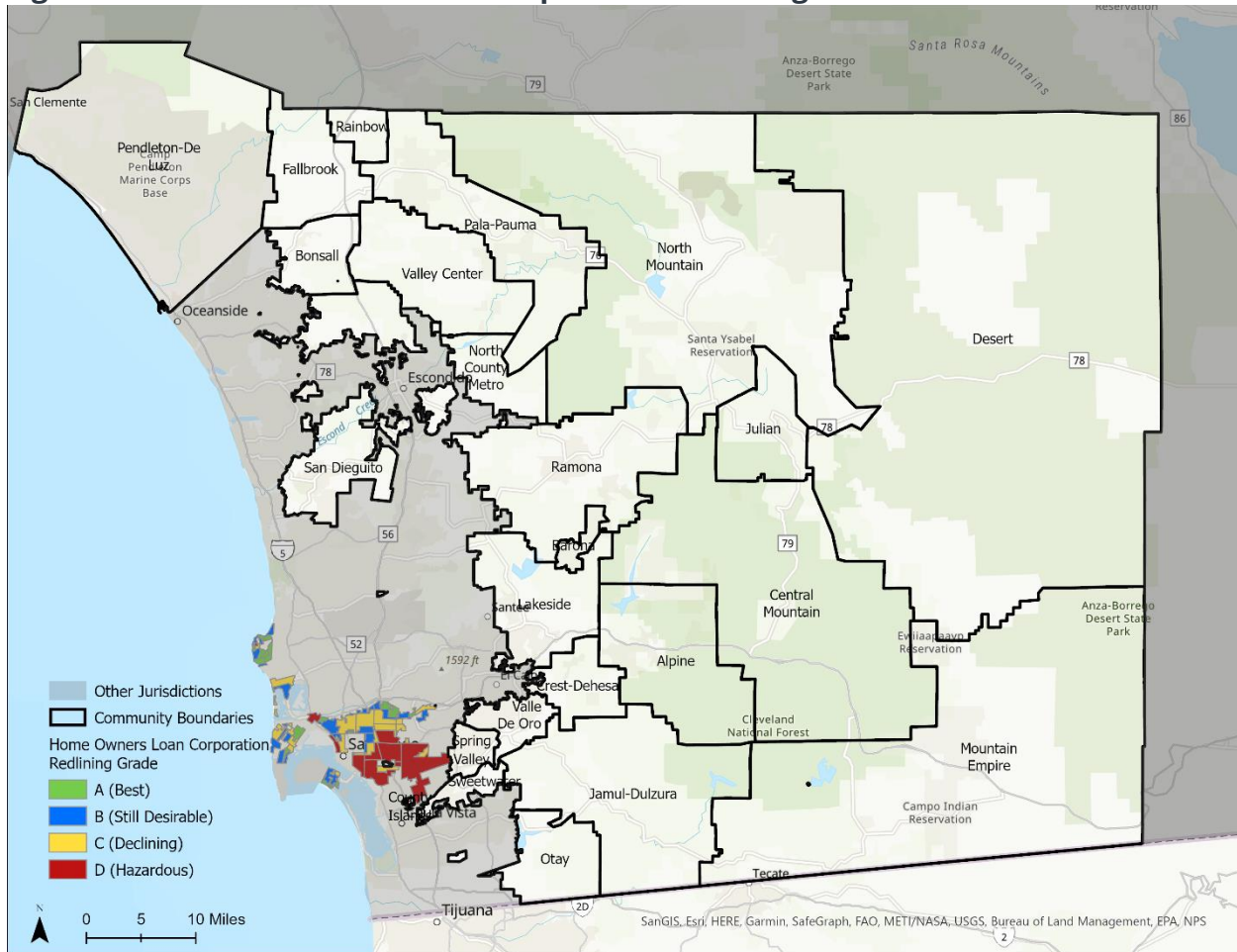
Redlining

During the 1930s, the Home Owners Loan Corporation (HOLC) evaluated and rated neighborhoods across the United States for suitability of investment and mortgage lending. Areas that were marked 'A', or green were seen as the best places for investment, while those marked 'C' or 'D' were seen as risky locations. The HOLC ratings were heavily influenced by the existing population of the neighborhood, and communities with high numbers of minority residents were "redlined," making it difficult for them to obtain mortgages or other investments.

While there were no areas of the unincorporated County that were redlined, there is direct adjacency of redlined areas to Spring Valley and Lincoln Acres. As the region urbanized and development spread eastward, minority communities that were previously constrained to redlined areas may have also moved east. Even though these neighborhoods were not directly graded by HOLC, the proximity to redlined neighborhoods in nearby cities could be a contributing factor to large minority populations in Spring Valley and Lincoln Acres.



Figure 6-I-30: Home Owners Loan Corporation Redlining Grade



SOURCE: HCD AFFH Data and Resources Mapping Tool. 2021

SUMMARY OF FAIR HOUSING ISSUES

Following an analysis of integration and segregation, access to opportunity, and disproportionate housing needs and displacement risk, fair housing issues can be broadly summarized as follows:

- Areas with higher concentration of racial/ethnic minority populations and lower incomes have lower access to opportunities, as defined by the California TCAC.
- Urbanized areas of the County have higher percentages of minority populations and segregation indices.
- There are no R/ECAPs in the unincorporated County.



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- Renters had disproportionately higher housing cost burdens, had higher housing cost increases, were more likely to experience overcrowding, and were at a higher risk of displacement than homeowners.
- Rural and backcountry portions of the County demonstrated higher and increased rates of poverty and housing burden than higher density areas.
- Several planning areas and neighborhoods show up in multiple fair housing evaluation criteria and suggest that these areas may require more evaluation, attention, and possible focused intervention with fair housing programs or place-based improvements.

Planning Areas and Neighborhoods of Note

Throughout the assessment of fair housing, there are some planning areas or specific neighborhoods within a planning area that repeatedly appear in the spatial analyses. Descriptions and reasons for these are provided to better summarize the assessment of fair housing.

Pendleton-DeLuz Planning Area

The Pendleton-DeLuz planning area frequently appears as a community of need or low resource in the fair housing analysis; however, over 90% of this area is comprised of the Marine Corps Base Camp Pendleton and Cleveland National Forest. As such, the County has little to no control over land use and development in the area. The planning area is mostly occupied by active duty marine core and military family. Camp Pendleton houses over 42,000 active duty personnel and 38,000 military family members on base.⁶¹

Fallbrook

Fallbrook consists of approximately 30,000 people and is located directly east of Camp Pendleton. The community, especially census tracts bordering Camp Pendleton have higher levels of segregation, lesser access to opportunities, and possibly have disproportionate housing needs. Fallbrook is identified as a drive through community for the military base. As such, its proximity and relationship to Camp Pendleton area contributing factors that affect fair housing in the area.

Additionally, parts of Fallbrook have strong agricultural employment bases due to the surrounding orchards and rolling hills. These different employment bases and prevalence of seasonal labor could be contributing factors to cost burdened or overcrowded households.

⁶¹ US Department of Defense: <https://installations.militaryonesource.mil/in-depth-overview/camp-pendleton>



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Fallbrook has a town center near the western boundary. In 2014 the County adopted specific Village Regulations for the town center because of the unique mix of higher density housing and higher intensity commercial uses. The County recently initiated a subarea plan to promote additional housing and physical improvements to revitalize the town center area.

Bostonia/Lakeside

Bostonia is a neighborhood in the southern part of the Lakeside planning area, adjacent to the City of El Cajon. Viewed on a sub-regional basis, the geographic trends and patterns of Bostonia tend to align more with the City of El Cajon than with the rest of Lakeside. Bostonia has higher numbers of minority residents and lower-median incomes than both the unincorporated area as a whole and the larger community of Lakeside. Generally, it appears to have disproportionate housing needs and lower access to opportunity.

The US Navy maintains two large housing sites for military dependents in Lakeside. Proximity to El Cajon and Santee likely increases the amount of employment opportunities and transportation options available to Lakeside/Bostonia residents compared to other unincorporated communities. Lakeside was a rural community until the 1950s. With the completion of Interstate 8, convenient access was provided to the employment centers to the west. The quick suburbanization of Lakeside may be a contributing factor towards challenges of access to opportunity. Portions of Bostonia/North El Cajon are identified as Environmental Justice Communities in the Environmental Justice Element, and will be subject to specific place-based programs to increase health, equity, and wellbeing.

Spring Valley

Spring Valley is a community planning area that showed disproportionate needs, high levels of segregation, and low incomes throughout the fair housing analysis. The Spring Valley Community Planning Area borders parts of the City of San Diego that were redlined in the 1930s. While Spring Valley itself was not redlined, the proximity to redlined areas may be a contributing factor towards challenges of integration and segregation and historic access to opportunity. Due to the lack of proper planning before the establishment of zoning and oversight of construction in the 1970s, heavy industrial uses are located adjacent to residential uses. This may be a contributing factor towards challenges to the creation of land use patterns that provide access to opportunities.

Spring Valley is an identified community in the County's Environmental Justice Element. The County is developing place-based programs and improvements to address the needs of Spring



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Valley and improve quality of life. These Environmental Justice place-based programs are identified in the “Place-Based Actions to Further Fair Housing” section of this appendix below.

Rancho Santa Fe (San Dieguito)

Rancho Santa Fe is a neighborhood within the San Dieguito planning area that has high income, access to opportunities, and high levels of segregation. Compared to the rest of the County it is disproportionately White. It is one of the most expensive zip codes in the county. The Rancho Santa Fe Homeowners Agreement (‘The Covenant’) prohibited most minority groups from living in the community until the Fair Housing Act was passed in 1968, contributing directly to its high levels of segregation.

Southern Otay (census tract 100.15)

Census tract 100.15 includes the southern portion of the Otay community area of the unincorporated County of San Diego which is undeveloped and unpopulated. However, because the tract extends along the border and includes populated areas in the cities of San Diego and Imperial Beach to the west, it consistently shows in the fair housing maps as if it is developed and with characteristics that are not actually present in the unincorporated County portion of the census tract.

Backcountry Communities

Rural and backcountry portions of the County include the North Mountain, Desert, Julian, Central Mountain and Mountain Empire community planning areas. Throughout the fair housing analysis, these areas demonstrated higher and increased rates of poverty and housing burden since 2010. Backcountry Communities typically have very limited infrastructure, and higher rates of lower-income households, which may contribute to conditions associated with substandard housing. However, significant portions of the backcountry community are state, federal, or tribal lands over which the County has little to no land use and development authority.

County of San Diego Regional Analysis of Impediments to Fair Housing Choice

In 2020, the County of San Diego collaborated with all jurisdictions in the County to prepare a Regional Analysis of Impediments (AI) to Fair Housing Choice. The impediments found by the AI complements the analysis of fair housing in the unincorporated County, offers regional context of fair housing issues and provides a regional summary of fair housing issues. The AI draft dated August 2020 found the following impediments that apply to all 19 jurisdictions in the San Diego region:



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- Hispanics and Blacks continue to be underrepresented in the homebuyer market and experience large disparities in loan approval rates.
- Due to the geographic disparity in terms of rents, concentrations of HCV use have occurred, with a high rate of voucher use in El Cajon and National City.
- Housing choices for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.
- Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.
- Fair housing outreach and education should expand to many media forms, not be limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and an ineffective means to reach the community at large.
- Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, just over 15 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.
- Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available. Zoning amendments related to density bonuses, accessory dwelling units, low barrier navigation centers, emergency shelter capacity, parking standards, and transitional and supportive housing are needed in San Diego County.

SITES INVENTORY

AB 686 (Affirmatively Furthering Fair Housing) requires that the Housing Element further address fair housing for under-resourced groups. The County must “take meaningful actions to overcome patterns of segregation. For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.”



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The unincorporated County is by nature largely rural, agricultural, and open space. It has a limited supply of urbanized areas with services and infrastructure appropriate to support higher-density housing. These areas are primarily limited to the older and larger villages and a number of islands of unincorporated County lands in the urbanized areas of several incorporated cities. Despite these limitations, sites suitable to produce housing for lower-income households are distributed among these village and island areas. The communities of Fallbrook and North County Metro together account for a substantial amount of the very low-income housing capacity. This is largely due to the high potential of the Buena Creek Sprinter Site and potential for additional infill in the Fallbrook Village mixed-use area.

The Buena Creek Sprinter Site has been retained from the Sites Inventory of the Housing Element Updates adopted in 2011 and 2017. The Sprinter is a 22-mile light rail line built between Oceanside and Escondido. It offers regular train service on a rebuilt rail line that roughly parallels Highway 78. Most of the rail line passes through urbanized jurisdictions but one station is located in the unincorporated community of North County Metro. To promote the opportunity for transit-oriented development, the County identified large, undeveloped, or underutilized parcels near the Buena Creek Sprinter Station for intensification as part of the 2011 General Plan update and increased residential densities from the existing 1 unit per acre to ranges of 20 to 30 units per acre. These parcels are not subject to the Williamson Act or within an agricultural preserve. With the introduction of the light rail line and the higher densities of surrounding cities, this area has the potential to support high-density housing. It is free of environmental constraints and is located within the Buena Vista Sanitation District, in close proximity to the City of Vista. The primary existing use is greenhouse agriculture and the structures can be easily removed. The increase in density in the General Plan update will substantially increase the value of the land and provide owners with an incentive to redevelop. Additionally, this location is listed as a Smart Growth Opportunity Area by SANDAG, which has the potential to receive planning funds. Developers with experience in large-scale projects have contacted the County and expressed an interest in working with staff to create a transit-oriented comprehensive plan for the area. The unincorporated County currently lacks the mass transit facilities that are more common in the cities, so the Buena Creek Sprinter Station presents an important opportunity to provide the more urbanized, high-density development that can support more affordable housing products.

All of the lower-income sites are in areas with reasonable access to schools and services, and are not in areas disproportionately exposed to pollution or other health impacts. The sites with the greatest potential were specifically zoned for 30 du/ac as part of the 2017 Housing Element to take advantage of the location with the best access to transit and nearby high-quality services.



Racial and Ethnically Concentrated Areas of Poverty (RECAP)

There are no RECAPs within the unincorporated County; no housing element sites are located within RECAPs.

California Tax Credit Allocation Committee Composite Score Map

To assess the fair distribution of low- and moderate-income units, the County utilized the California Tax Credit Allocation Committee's Composite Score maps. These maps account for socioeconomic and environmental indicators to establish different "opportunity categories" for census tracts across California. The maps are updated annually; 2021 maps were used to assess the equitable distribution of units in the Sites Inventory by income category.

Figure 6-I-31 displays the low and moderate income identified sites in the context of the TCAC Composite Score for each census tract. Identified sites fall into a range of TCAC resource areas. The majority of sites fall into a moderate resource area, with some falling into low resource areas.

The identified sites in the low resource area of Otay are part of a planned community in a currently undeveloped area. As the area is developed, it is anticipated that it will change from a low to a moderate or high resource area.

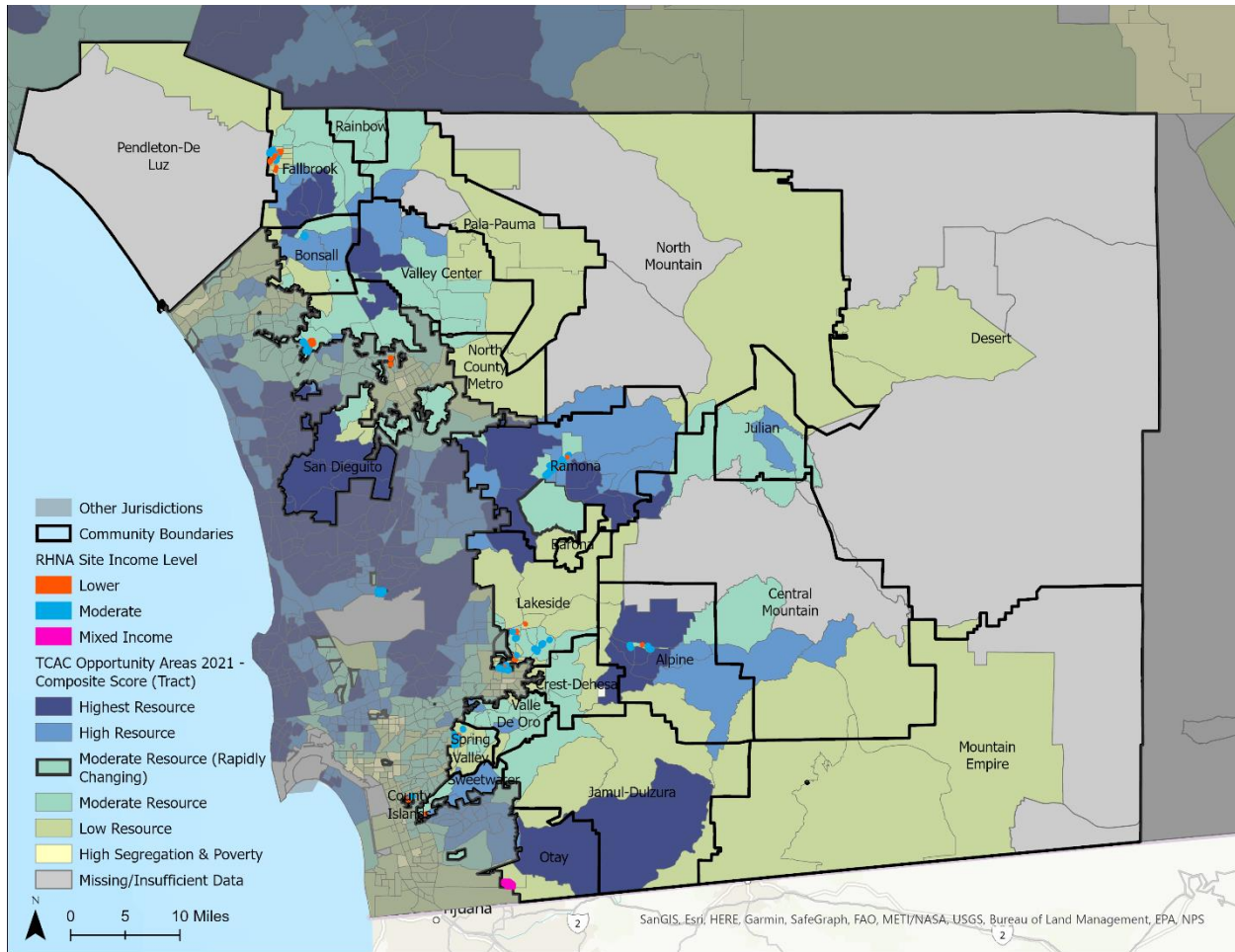
Figure 6-I-31 illustrates the parts of the County by the California TCAC opportunity category. Many of the tracts considered "High" or "Highest" resource are located in rural or semi-rural areas of the unincorporated County. Despite appearing to represent a significant portion of the unincorporated County's gross area, most of these tracts are large in area and characterized by agriculture, open space, or protected resources. Nearly all of these areas are located in very high fire hazard severity zones, lack infrastructure, and are isolated from jobs and transit. Review of many of these high resource areas excluded them from consideration for the Sites Inventory based on a detailed analysis of local conditions.

As the County is focusing new growth in Village areas, the acreages of the Village areas (not including rights of way) were totaled by opportunity category, as opposed to using the gross acreage by opportunity category. This method provides a more accurate and representative view of the TCAC categories as related to RHNA sites and developable areas. *Table 6-I-11* shows that most County Villages are within moderate resource and low resource areas (85.5 percent) while only 12 percent is within high or highest resource areas. The unincorporated area does not have any census tracts considered "high segregation and poverty" by TCAC.



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Figure 6-I-31: RHNA Site Distribution and TCAC Composite Score



SOURCE: AFFH Data and Resources Mapping Tool. May 2021.

Table 6-I-11: TCAC Opportunity Categories and Identified Sites

Opportunity Category	% of Land in County Villages	% Low Income	% Moderate Income	% of Identified Low- and Moderate-Income Units*
Highest Resource	6.31%	0.00%	28.28%	13.48%
High Resource	5.73%	0.52%	11.94%	5.96%
Moderate Resource	56.97%	61.53%	0.00%	48.67%
Moderate Resource (Rapidly Changing)	2.38%	0.79%	34.56%	0.41%
Low Resource	28.61%	37.16%	25.22%	31.47%

Note: The above total does not include the potential lower-income units in Otay 250, ADUs, or building permit credits. Otay 250 falls within a low resource census tract, but the tract has very few existing residential units, and the TCAC may be skewed by the presence of a state prison. Once the specific plan vision is implemented, the area will be characterized by access to high-paying jobs, amenities, and a high-quality transit corridor. See the Otay Community description below for more information.



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The distribution illustrates that the County has located sites in higher opportunity areas where feasible. While 31 percent of lower- and moderate-income units are within low resource areas, this proportion is roughly equivalent to the distribution of these areas within unincorporated villages as a whole. Additionally, areas designated as “highest resource” received a proportionately higher percentage of lower- and moderate-income units. The high and highest resource areas only account for 12 percent of the unincorporated Village areas but are absorbing more than 19 percent of the lower- and moderate-income units.

Table 6-I-11 does illustrate a disparity between the County land area and the location of the lower- and moderate-income sites. In particular, there are no lower-income units in the highest resource and minimal units in the high resource TCAC areas, though there are many moderate units located in these areas. The lower-income sites are disproportionately located in both the moderate and low TCAC tracts relative to the distribution of village land. In response, the County is including specific programs to both implement place-based improvements to lower-resource areas and encourage new multi-family housing in high-resource areas, which are included in the Housing Element Implementation Plan and further described below. Furthermore, the TCAC index does not provide a full representation of an area’s opportunity; other factors, such as access to transit, jobs, and amenities, must also be considered. These factors are further discussed in the “Other Factors and Knowledge” section. The County is also conducting a number of place based improvement programs to improve and invest in areas considered to have “low” opportunity (see the Place-Based Improvement section below). Finally, the County’s upcoming inclusionary housing ordinance, as well as high levels of ADU production will provide lower and moderate income housing in areas of higher opportunity. While these sites and units are not included in the geographic breakdown above, they will meaningfully contribute to adding new housing for all incomes in areas of higher opportunity.

The TCAC scores of different unincorporated communities are further described below.

DISTRIBUTION OF SITES

Table 6-I-12 below illustrates the sites inventory capacity of each of the County’s community planning areas. As illustrated, the communities of Otay (through the Otay 250 Specific Plan), North County Metro, Fallbrook, and County Islands accommodate much of the lower- and moderate-income RHNA capacity. The remaining sites are dispersed throughout the communities of Lakeside, Ramona, Spring Valley, Sweetwater, and Bonsall.

As noted in *Appendix 6-C*, the criteria used for selecting RHNA sites included access to infrastructure and resources, as well as avoidance of environmental constraints. While some of the sites may be within communities designated as “low resource” by TCAC, all of the selected



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sites have access to amenities such as grocery stores, schools, and employment. The lower and moderate-income sites are located within the County's Village designated areas which have infrastructure to support higher density housing, the most access to transit and services and community facilities. The proposed inventory does not disproportionately concentrate new development in existing communities of concern.

Table 6-I-12: Distribution of Units by Community

Community	Lower	Moderate	Above Moderate	Grand Total
Alpine	19	69		88
Bonsall		139		139
County Islands	134	576		710
Fallbrook	474	305		779
Lakeside	182	275		457
North County Metro	1,209	194		1,403
Otay (Otay 250 Specific Plan)	663		1,547	2,210
Ramona	106	441		547
Spring Valley	154	87		241
Sweetwater	12			12
Grand Total	2,953	2,086	1,547	6,586

Alpine

Alpine is a village located east of El Cajon along Interstate 8. It is characterized by a small downtown/main-street, and has a diversity of housing stock, from single-family homes to higher density apartments and condominiums. Alpine has public transit access through MTS bus routes and is in close proximity to sub-regional employment centers in El Cajon. Alpine has CES 3.0 scores below 20% of the statewide average, with tracts considered highest resource and moderate resource by TCAC.

Bonsall

Bonsall is a small village located between Vista and Fallbrook along SR-76. It is characterized mainly by semi-rural residential and agricultural uses, but also has concentrations of commercial development and high density housing. Bonsall has public transit access through a NCTD bus, and has regional access to job centers in Vista, Carlsbad, and Escondido. Bonsall has CES 3.0



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scores between 15% and 30% of the statewide average, with tracts considered high and moderate resource by TCAC.

County Islands

County Islands are regions of unincorporated area surrounded by incorporated jurisdictions. The sites inventory includes sites within the Lincoln Acres island and the Miramar Island. Lincoln Acres is located between National City and Chula Vista, and largely consists of single-family residential uses. It has access to MTS trolley stations and bus lines, as well as commercial and employment in the nearby cities. Lincoln Acres has CES 3.0 scores between 55% and 60% of the statewide average, and the tract is considered as low resource by TCAC.

The Miramar Island is surrounded by the City of San Diego and is located east of I-15. The Miramar Island has excellent transit access and is located approximately one mile from a new transit center at Miramar Community College. The site is located in close proximity to Marine Corps Air Station Miramar, the Miramar Industrial Area, and the Sorrento Valley High-Tech cluster, as well as neighborhood serving commercial. The tract has a CES 3.0 score between 5% and 10% of the statewide average and is considered highest resource by TCAC.

Fallbrook

Fallbrook is a village located in the northernmost part of the County, near the border with Riverside County. Fallbrook has a wide variety of existing uses, including single-family residential, multi-family residential, commercial, industrial and agriculture. It has public transit access via an NCTD bus line. Fallbrook has significant employment through its agricultural, commercial, and industrial sectors, but also has access to other regional employment centers, notably Marine Corps Base Camp Pendleton and distribution centers in southern Riverside County. The community is identified as a location with disproportionate needs, and the locating of sites in Fallbrook could potentially have the effect of exacerbating concentrations of fair housing issues. However, the County does not expect that the identification of sites in Fallbrook will exacerbate fair housing issues, as new housing will create opportunities to stabilize rents and locate residents in areas with access to services, transit, and employment. Furthermore, the County is conducting an update to the Fallbrook Community Plan, which will identify specific place-based improvements, spur community investment, and enhance the quality of life for residents. The update to the Fallbrook Community Plan is anticipated to be completed by the end of 2022. Fallbrook's core (where inventory sites are located) has CES 3.0 scores between 40% and 60% of the statewide average. All tracts are considered low resource by TCAC.



Lakeside

Lakeside is a community located southeast of Santee and northeast of El Cajon. The community planning area also includes the neighborhoods of Bostonia and Winter Gardens. Existing uses mainly consist of single family homes, but also has a mix of multi-family, commercial, and industrial uses. Multiple bus-lines serve these communities. It is with close proximity to regional employment areas in El Cajon and to San Diego State University. CES 3.0 scores range widely, with scores between 15% and 70% of the statewide average in the residential areas. The area is considered low and moderate resource by TCAC.

North County Metro

The North County Metro area is located near the Cities of Escondido, Vista, and San Marcos. Most of the sites within the sites inventory are located near the Buena Creek Sprinter Station, the only light rail stop in the unincorporated area. This part of the North County Metro has some of the best public transit access in the unincorporated County, and also is in close proximity to commercial and professional services located in the nearby cities. North County Metro also has access to regional employment centers in Vista, Escondido, and Carlsbad. Generally, CES 3.0 scores range from 20% to 35% of the statewide average, and TCAC considers the census tracts moderate resource.

Otay

Otay is an area located east of the City of San Diego along the US-Mexico border. All of the sites included in the Otay Community Area are within Otay 250, part of the East Otay Mesa Business Park Specific Plan. Otay 250 is within a SANDAG Smart Growth Area and is expected to be served by high-quality Bus Rapid Transit when the Otay Mesa East Port of Entry opens. While the land is currently vacant and lacks amenities, the Specific Plan calls for a mix of residential, employment, and commercial uses to serve the new community. The Specific Plan contains a number of policies dedicated to ensuring a high quality of life for residents, incentivizing residential development, and improving job opportunities along the border by creating high quality jobs in a complete community. Additionally, the Otay 250 amendment was initiated by a residential developer, and it already has an approved infrastructure plan, tentative map, and EIR, giving certainty that the project can be constructed over the 6th Cycle. The CES 3.0 score is between 55% and 60% of the statewide average, and the tracts are considered low resource by TCAC. These TCAC scores are not representative of the community, as the only population in the area is located in the Donovan State Correctional Facility. The presence of the prison and lack of existing development likely skews the TCAC, and makes a more site-specific evaluation more appropriate and accurate. Since the site is part of a specific planning area, has developer



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interest, and will be adjacent to a high quality transit corridor, it is likely to be transformed from a “low” opportunity area to a high opportunity area when it is built. The Otay 250 site is also discussed in *Appendix 6-C*.

Ramona

Ramona is a large village located northeast of the City of Poway. It has a diversity of existing uses, including single-family residential, multi-family residential, commercial, and agriculture. It is served by public transit and is close to employment centers in Poway and the City of San Diego. Ramona has CES 3.0 scores ranging from 5% to 30% of the statewide average and is considered high and moderate resource by TCAC.

Spring Valley

Spring Valley is located south of SR-94 and East of the cities of San Diego and Lemon Grove. Most uses are single-family residential, multi-family residential, and industrial, with many neighborhood serving shopping centers. Spring Valley has transit access through numerous MTS bus lines. CES 3.0 scores vary widely, from 25% to 60% of the statewide average, with most of the community being considered low resource by TCAC.

Sweetwater

The community of Sweetwater is located south of the City of San Diego and northeast of Chula Vista. It is centered along the Sweetwater River, and generally consists of single-family residential uses, open-space, and limited neighborhood commercial and multi-family. The area has transit access through an MTS bus-line that connects to the MTS trolley station in Chula Vista and Southwestern Community College. CES 3.0 scores range from 30% to 50%, and the census tracts are considered moderate to high resource.

EFFECT OF SITES INVENTORY ON COMPONENTS OF FAIR HOUSING

The sites inventory distributes low and moderate-income sites throughout urbanized villages in the County, and will expand opportunities for high quality, accessible housing across the unincorporated areas. The potential impacts of the sites inventory on all components of fair housing are discussed below.

Integration and Segregation and R/ECAPs

As discussed above, the County's lower and moderate income sites are distributed among its urbanized villages in the western county. The County does not have any R/ECAPs, so the sites inventory will not create any concentration of lower-income units in R/ECAPs. Additionally, the



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County does not have any tracts classified as “High Segregation and Poverty” by TCAC, so the sites inventory will not further contribute to concentrated segregation in these areas.

Although the County does not have existing clusters of isolation/segregation, the sites inventory has the potential to inadvertently create additional segregation. The unincorporated County is highly diverse, both within and among the different community planning areas. The lower and moderate income sites are distributed throughout the County's urbanized villages, and while some communities have a higher number of low to moderate income sites, the villages with higher number of sites generally represent areas of higher opportunity, with greater access to jobs, infrastructure, and transit.

Effect of Sites on Income Segregation

The County used HCD's recommended methodology to analyze income segregation both regionally and within the unincorporated areas.⁶² It should be noted that the census information used to analyze demographic segregation is difficult to isolate for unincorporated areas only; the information contained herein includes information for census block groups that cross jurisdictional boundaries with nearby cities, which has the potential to skew the data. Based on HUD Lower and Moderate Income (LMI) Population data, the regional average (countywide) percent of LMI populations by block group is 47.95 percent. The unincorporated County has an average LMI of 43.71 percent, slightly lower than the regional average. Within County Villages, the County has an average LMI population per block group of 46 percent, which is closer to the regional average, and indicates that LMI populations are slightly more concentrated in villages than the unincorporated region as a whole.

The average LMI population for the lower and moderate income inventory sites inventory is 66 percent, higher than the Village average as a whole. This indicates that the lower and moderate income sites are disproportionately located in lower-income areas of the unincorporated area, and have the potential to inadvertently contribute to additional income segregation. *Table 6-I-13* illustrates that the inventory sites are typically located in block groups with larger low and moderate income populations. Despite the appearance of over-concentrating these sites in lower-income areas, there are a number of other factors and additional considerations that make these site selections appropriate. Additionally, the communities selected for these sites have planned place-based improvements that will improve health, well-being, and access to opportunity. These local factors and planned programs are further discussed and substantiated below.

⁶² HCD Affirmatively Furthering Fair Housing Guidance, page 47.



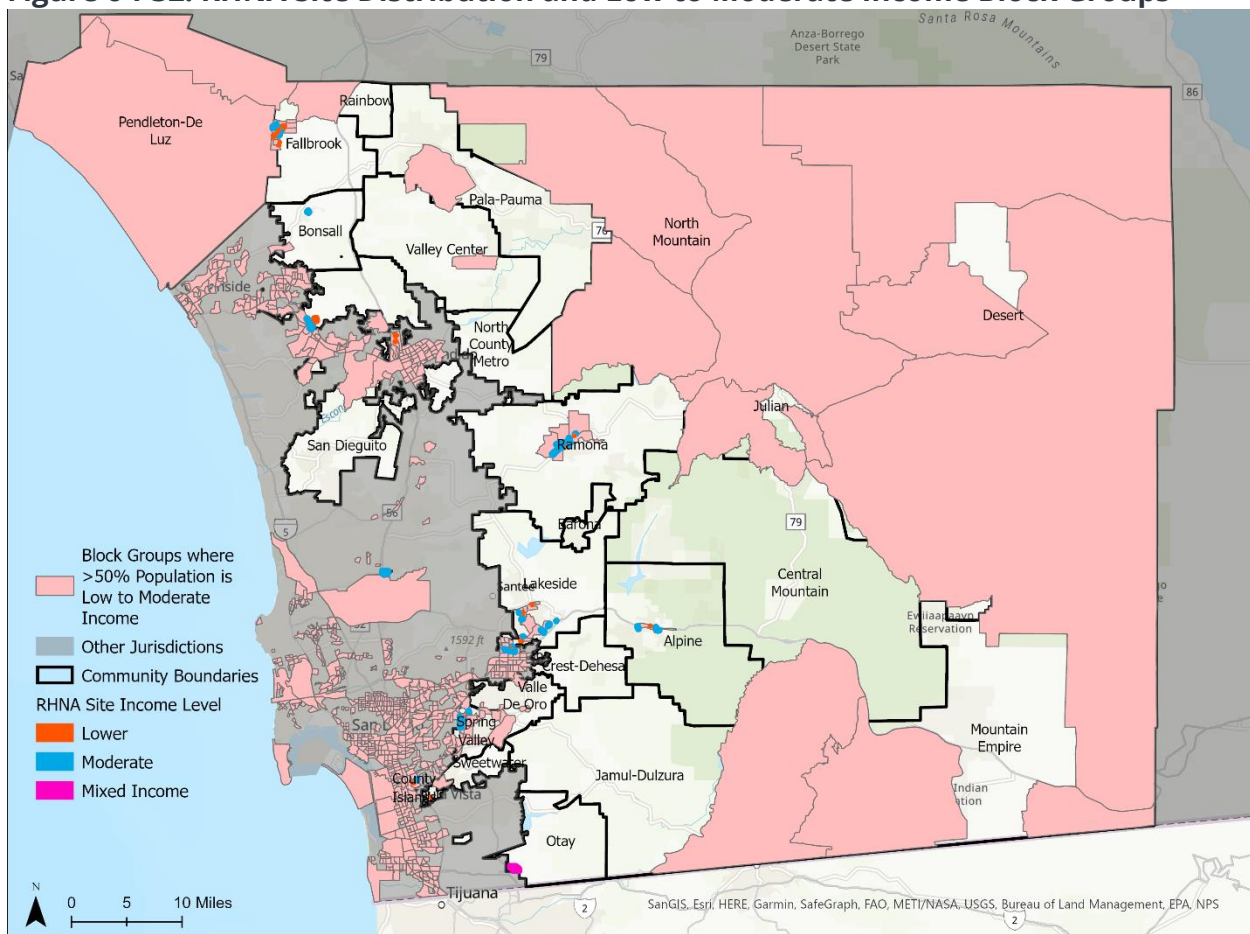
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Table 6-I-13: Distribution of Sites by LMI Population

LMI Population (Block Groups)	Lower Income Units	Moderate Income Units	Grand Total
LMI Below Village Average	0.94%	17.34%	18.28%
LMI Between 100% and 125% of Village Average	25.96%	2.97%	28.93%
LMI between 125% and 150% of Village Average	9.80%	13.60%	23.40%
LMI Between 150% and 200% of Village Average	15.63%	13.48%	29.11%
LMI More than Twice Village Average	0.00%	0.27%	0.27%
Grand Total	52.33%	47.67%	100.00%

Figure 6-I-32 displays low and moderate income sites against census block groups with greater than 50 percent of the population falling into low and moderate income categories. The map illustrates that many of the County village areas and backcountry communities have high percentages of low and moderate income families. Low and moderate sites were concentrated in village areas, indicating that the sites inventory has the potential to inadvertently increase income segregation in the unincorporated areas.

Figure 6-I-32: RHNA Site Distribution and Low to Moderate Income Block Groups



SOURCE: San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.

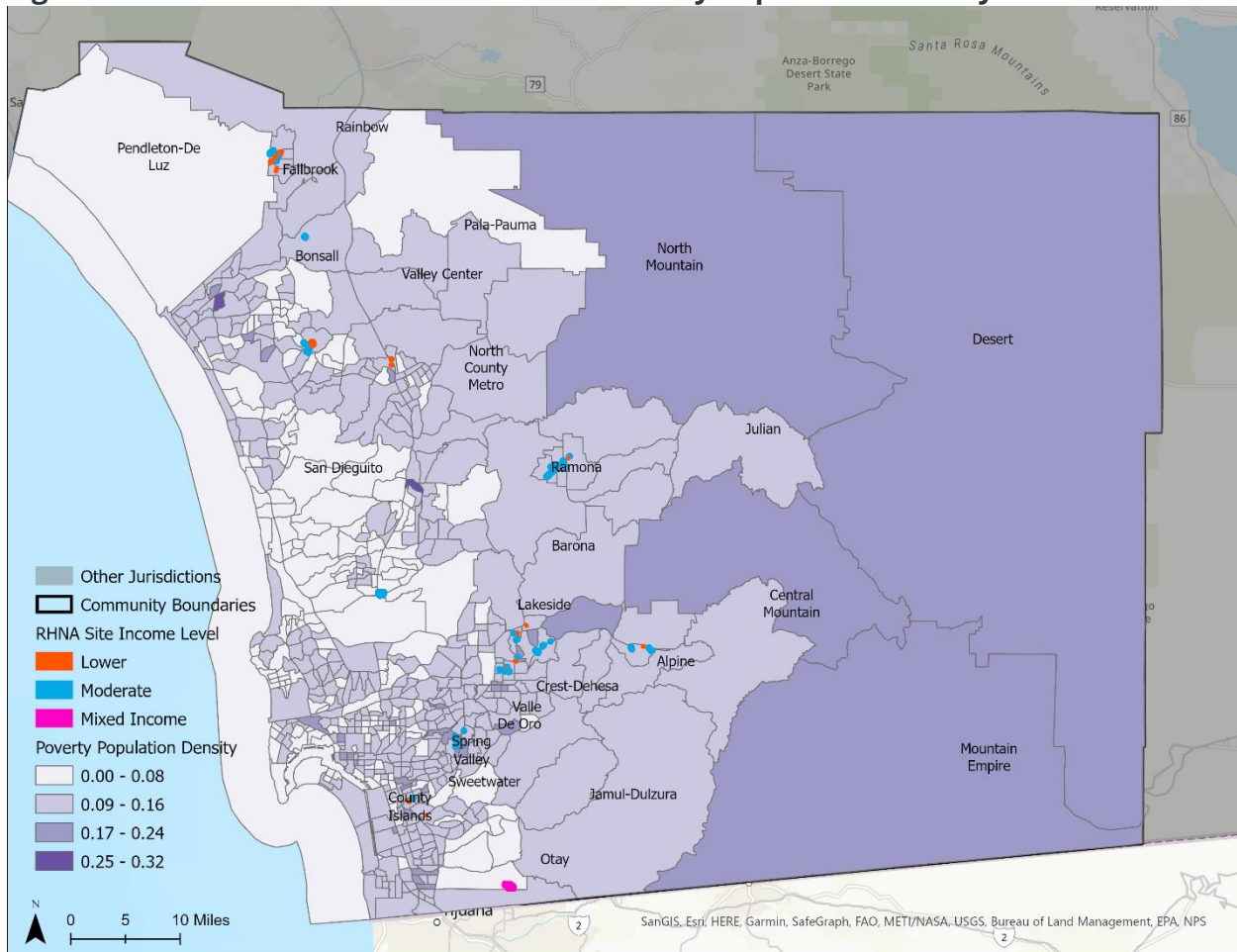


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Figure 6-I-33 shows low and moderate income sites in the context of poverty population density. Poverty population density is higher in the eastern and more rural portions of the County. Most of the identified low and moderate income sites do not fall into areas with existing high poverty population density. However, there are some lower and moderate-income sites in areas of higher poverty population in the communities of Spring Valley and Lakeside.

Figure 6-I-33: RHNA Site Distribution and Poverty Population Density



SOURCE: San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.

Effect on Racial and Ethnic Segregation

Figure 6-I-34 displays low and moderate income sites against areas that are designated as minority concentration areas. A minority concentration area is an area where greater than 50 percent of the population is of a racial or ethnic minority. Many County communities are characterized as minority concentrated. These areas are spread throughout the unincorporated area, with both high density villages and rural communities being classified as minority concentrated areas. While locating sites in these neighborhoods has the potential to increase or

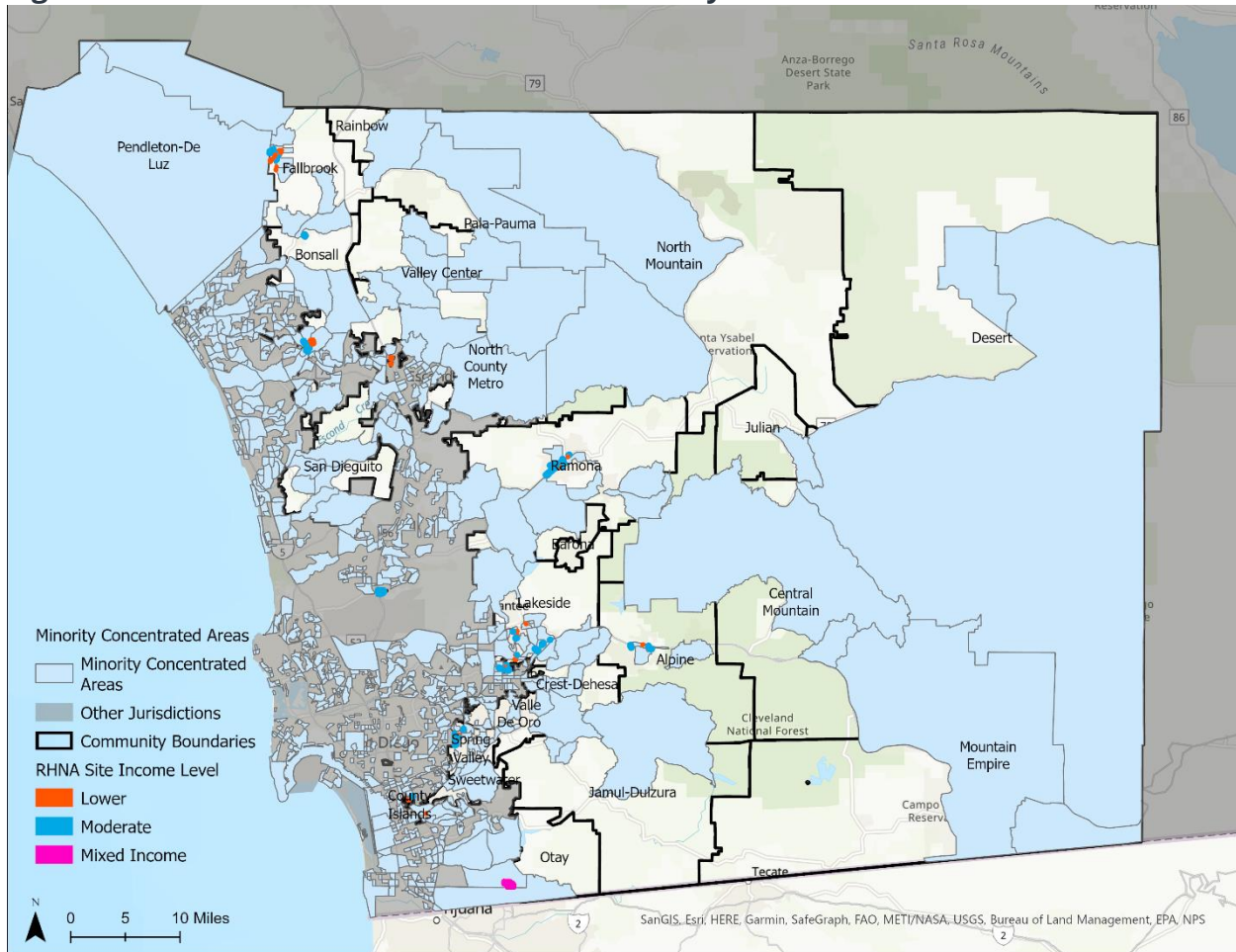


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exacerbate racial segregation, it is not possible to quantify or determine the exact effects of locating sites in these areas. Because the low and moderate income sites are spread throughout the western County, they are not over-concentrated in any particular community and are not anticipated to exacerbate racial segregation.

Figure 6-I-34: RHNA Site Distribution and Minority Concentrated Areas



SOURCE: San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.

The County calculated dissimilarity indices for non-Hispanic/Hispanic segregation. The dissimilarity index compares the population of Hispanic/Latino of any race to non-Hispanic or Latino of any race throughout the unincorporated area. The absolute value of the dissimilarity index is displayed by block group in choropleth format on *Figure 6-I-35*. High values on the map indicate that the block group is either disproportionately Hispanic or disproportionately non-Hispanic compared to the unincorporated area average. As a whole, the unincorporated area has a dissimilarity index for non-Hispanic/Hispanic segregation of 0.315, which indicates that Hispanics and non-Hispanics have low segregation in the unincorporated areas. The map shows

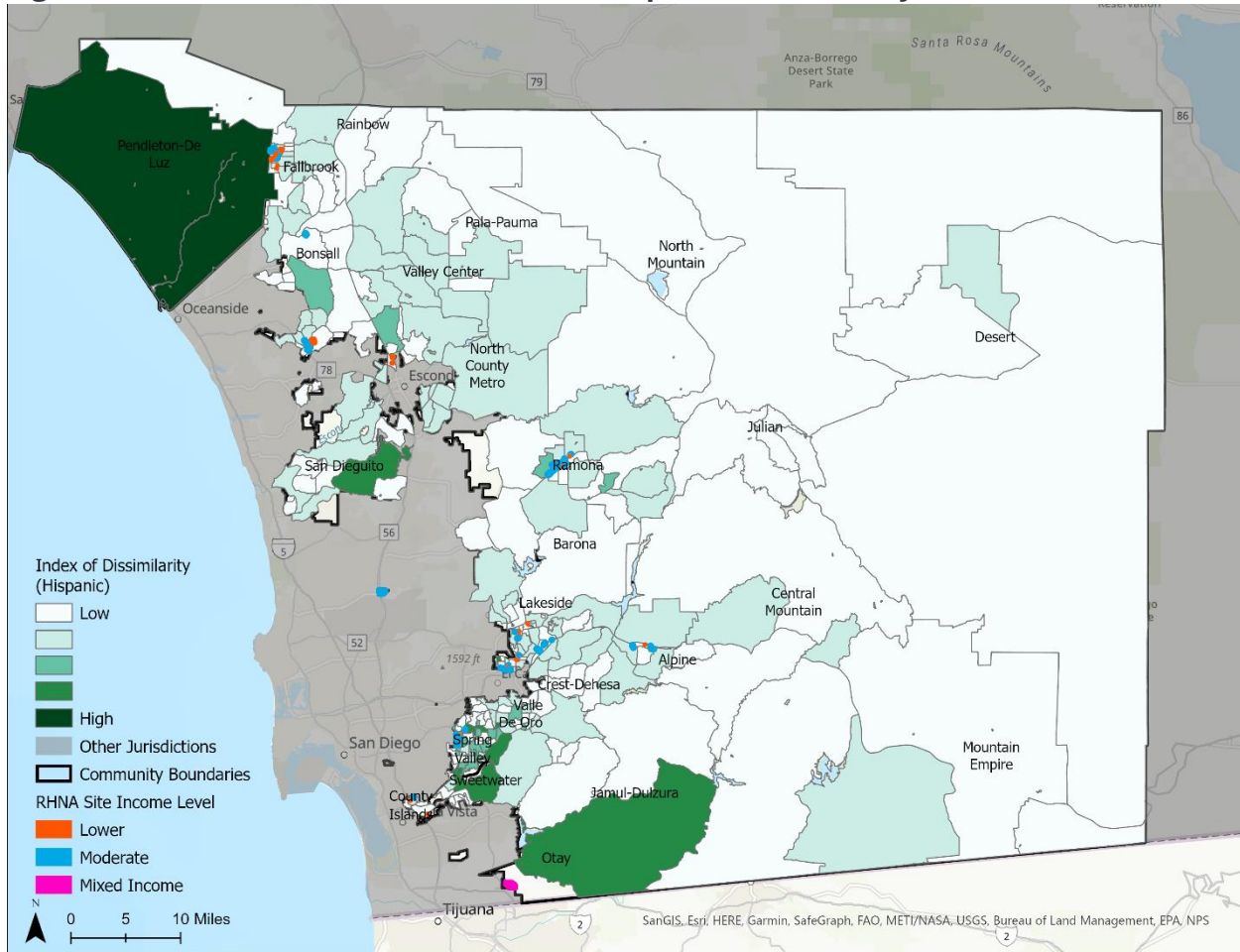


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that most low and moderate income sites are located in areas with low levels of Hispanic segregation.

Figure 6-I-35: RHNA Site Distribution and Hispanic Dissimilarity Indices



SOURCE: US Census, ACS 2017.

While it is not possible to anticipate the exact effect of the sites inventory on racial segregation, it is unlikely to exacerbate any existing conditions of segregation. The sites are distributed throughout its western villages, which tend to have higher low-income and minority populations. Despite this, the sites are not disproportionately located in any particular location and represent an appropriate balance between County communities.

Access to Opportunity

Access to opportunity was evaluated using the TCAC, as discussed above. While the County does include some lower and moderate income units in areas that may be considered “low resource,” sites are not disproportionately concentrated in these locations. *Table 6-I-11* illustrates that lower and moderate income sites are disproportionately located in high resource census tracts,



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improving, further improving access to opportunity. Additionally, sites were selected based on proximity to other resources, including transit and community serving retail. The sites included in the inventory are not isolated from opportunity: they are located in areas with the most access to services and amenities in the unincorporated areas. Locating additional sites in these communities will enhance access to opportunity by concentrating new housing close to jobs and transit. The County is implementing a number of place-based improvement programs to enhance health, equity, and sustainability, which will further create areas of opportunity (discussed below). With the new programs and planning efforts contributing to the revitalization of these areas, the locations for lower and moderate-income sites constitute the locations with the highest levels of opportunity in the unincorporated County.

Based on the above factors and analysis, the distribution of sites in the inventory will further improve access to opportunities, while focusing development in a sustainable and equitable pattern.

Disproportionate Housing Needs and Displacement Risk

The sites inventory includes low and moderate sites in communities that may have disproportionate housing needs or have higher risks of displacement. For example, some census tracts in the communities of Spring Valley, Fallbrook, and Lakeside have a high proportion of cost-burdened households, rent overpayment, or overcrowding. Identifying additional housing units in these communities is appropriate, as it will expand the housing stock and options for households who may be experiencing challenges.

With additional housing in communities with disproportionate needs and risks, residents will have additional choices for housing. New lower-income, moderate, or market-rate housing may help stabilize rent and home prices and prevent further increasing costs that contribute to overcrowding, rent burdens, and displacement. The new housing will provide additional housing options, including different unit sizes and types that can support a variety of income levels and household types. New units in these communities will contribute positively to solutions addressing disproportionate needs and mitigating displacement risk. Furthermore, the upcoming inclusionary housing ordinance will guarantee that new housing provides opportunities for low- and moderate-income households to remain in their communities.

Some of the County's rural communities also have disproportionate housing needs. While these communities do not appear to have high rates of over-crowding or displacement, they do face high levels of cost-burdens when compared to some other urbanized areas of the County. There are no sites identified in these areas due to a general lack of public infrastructure and transit options that support higher density land uses. While not identified for new low or moderate



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income sites, these communities do have existing zoning that could support new housing, potentially alleviating common cost burdens.

Other Factors and Knowledge

The sites inventory was developed to preserve environmental resources, focus new housing in areas of high opportunity and amenities, concentrate development in VMT efficient areas, and include sites that are exhibiting characteristics indicating that near-term development is likely. These other factors used to select sites are complementary and supportive of AFFH. The other criteria used for site selection resulted in the location of low and moderate inventory sites in County villages, which have the most access to jobs, transit, schools, and services. Specific neighborhoods may have higher minority concentrations or low income households than the County as a whole, but these attributes do not mean that these neighborhoods should not receive the benefits and investment of new housing. Instead, locating housing in the County villages achieves multiple goals: preserve natural resources, add housing stock in smart growth areas, and enhance existing neighborhoods with new housing choices. Combined with the programs and place-based actions discussed below, the sites inventory will affirmatively further fair housing in San Diego County.

COUNTY ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

COUNTY STAFF AND DEPARTMENTAL PROGRAMS

The Board of Supervisors has recently voted to create and implement a number of departments and programs that will affirmatively further fair housing and equity across the region. While these are not included in the Housing Element's implementation programs, these actions will positively contribute to fair housing, healthy communities, and social equity.

- On January 12, 2021, the Board of Supervisors voted to [declare racism a public health crisis](#). The Board directed staff to create a process to solicit community input to identify County policies and practices that lead to or perpetuate racial or ethnic disparity, with the goal of catalyzing change for just, safe, and healthier communities. Additionally, the County will revise its statement of values, mission, vision and strategic plan to represent equity and inclusion. Staff will enhance data collection capabilities to identify facial disparities among programs and services that are meant to improve health, social, economic, educational and criminal justice circumstances, and prioritize funding proportional to need when possible.



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- On April 6, 2021, the Board of Supervisors directed staff to establish a new [Department of Homeless Solutions and Equitable Communities](#). The Board found that a separate department is necessary to achieve sustained focus on this complex and interconnected issue. The creation of this new department will achieve better coordination of existing and future County homeless activities and programs and serve as a central point of contact and collaboration for outside partners in order to help vulnerable San Diegans and reduce homelessness in the region.
- On April 6, 2021, the Board of Supervisors directed staff to develop a [Pilot Program to Address Homelessness in North County](#) (Not only unincorporated County). The North County pilot program will deploy an integrated team that will work in partnership with the staff in various cities to increase the level of outreach, assessments, and connections to wrap-around services and suitable housing opportunities for those experiencing homelessness. The team will be comprised of at least 10 outreach staff (primarily highly qualified social workers, such as LCSWs, though the need for housing navigators should also be assessed). Appropriate administrative, data analytics, and supervisorial staff will support the outreach team.
- On April 6, 2021, the Board of Supervisors discussed [Expanding the Innovative Trust Fund](#). The Board referred to Budget for consideration of the establishment of an additional \$25 million appropriation in order to expand funding for the Innovative Housing Trust Fund; and directed the Chief Administrative Officer to work with community stakeholders, including affordable housing developers, to determine how the Innovative Housing Trust Fund program can be designed to leverage state and federal resources to increase affordable housing in San Diego County, and report back to the Board via memo on changes to existing rules and preferences to the program; and directed the Chief Administrative Officer to assess options for preferences in areas with low vehicle miles traveled zones for consideration in this program.
- On April 6, 2021, the County has created a [framework to establish budget equity principles to guide the development of the County's annual budget](#). The County will build a budget equity assessment tool to incorporate equity into the budget development process and day-to-day operations. Specifically, the tool will reevaluate the existing performance measures and strategic goals for every County department, and ensure all budget proposals consider department specific data. The guiding principle will be whether and how budget requests either advance equitable outcomes or exacerbate inequality. The new framework will also increase opportunities for community engagements to be a part of the budget process.



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- On May 19, 2021, the Board of Supervisors directed staff to establish a new **Office of Environmental and Climate Justice**. The Board directed staff to establish an Office of Environmental and Climate Justice within the Land Use and Environment Group (LUEG) to ensure that County efforts are advanced to meaningfully address equity, environmental and climate justice and communities disproportionately impacted by environmental burdens and related health problems, and to ensure that our collective efforts in reducing greenhouse gas emissions, addressing food justice, transportation equity, and the protection of civil rights in emergency planning and response are also present.
 - LUEG must identify funding and staff resources to include in the upcoming budget and report back to the Board within 120 days on the structure, scope, roles and responsibility of the newly established office including, but not limited to, priorities and budget-making process, collaborate with County departments across the County enterprise, the San Diego Air Pollution Control District, and multi-jurisdictional partnerships in order to set priorities, goals, and metrics for the goals in the Environmental Justice Element to ensure reduction of air pollution emissions, reductions in exposures of toxics and hazardous waste to sensitive populations, equity in climate related responses, and improved health outcomes.
- On May 5, 2021, Board voted to consider restructuring County departments **to prioritize sustainability, natural resource management, and equity**. The County will Issue a competitive solicitation for services to assess the capacity of the current organizational and staffing structure of departments across the County enterprise to achieve the County's sustainability goals, consult with relevant stakeholders, and to propose organization changes that maximize sustainability and equity, and promote comprehensive natural resource management.

PLACE BASED ACTIONS TO FURTHER FAIR HOUSING

Community Planning Efforts

The County is currently planning to amend and revise the Fallbrook Village Community Plan, which will provide an opportunity for the County to conduct a detailed assessment on Fallbrook's existing conditions and develop place-based community improvement strategies to provide additional housing opportunities, stabilize the Village Core commercial district, and address infrastructure access and concerns. This plan seeks to improve and enhance the village, defined as area with existing village zoning regulations (FB-V#). The plan consists of updates to the zoning and design guidelines and a streetscape plan for Main Street. The plan is expected to begin in



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2021 and be adopted by the end of 2022. The update includes a market analysis, parking analysis, zoning update, streetscape vision, and revised design guidelines.

The County is conducting and considering updates to other community plans. The County is currently updating the Alpine Community Plan and the Twin-Oaks sub-area plan. The Board has also directed PDS to complete 15 Community Plan Updates by 2030. These community plans will update zoning and land-use designations, provide comprehensive infrastructure evaluation and assessment, and identify necessary investments in public spaces, health and wellbeing, and infrastructure. The County will prioritize communities that were identified as communities of concern or with disproportionate needs in the AFFH analysis or Environmental Justice Element for community plan updates. Particularly, PDS will conduct updates to the Lakeside and Spring Valley Plans and develop meaningful place-based improvement strategies to further fair housing and equity in these communities.

Additionally, the County is considering adopting a specific plan in the Valle de Oro Community. These current and anticipated efforts further illustrate the County's commitment to comprehensive planning efforts that develop place-based revitalization strategies across the unincorporated areas. As an ongoing action, PDS evaluates the needs and opportunities for other community planning efforts; it is anticipated that additional community plan updates will occur during the 6th Cycle.

Finally, the County is including a number of programs as a part of the Housing Element to further improve access to opportunity. In particular, Programs 3.6.5.A and 3.6.5.B will facilitate new residential development in high opportunity neighborhoods. Program 3.1.1.D will ensure that higher opportunity village neighborhoods have zoning that supports small scale multi-family typologies to support housing for a variety of households. Program 3.6.6.B commits the County to improve community conditions and build assets in areas exhibiting conditions of lower opportunity, and 3.6.6.C will create a plan to address negative health impacts associated with past land-use decisions and incompatible uses. Finally, 3.1.1.E will develop an inclusionary housing ordinance, providing new opportunities for lower and moderate income households across the County. These policies are not all inclusive, and the Implementation Plan contains a full suite of actions that will further fair housing during the 6th cycle.

Community Development Block Grant Funding (CDBG)

In its FY 2020-2021 consolidated plan, the County has identified a number of infrastructure improvements and place-based actions that could be implemented using CDBG funds. The plan identifies funding for park improvements in Spring Valley, sidewalk/streetscape improvements in Lakeside, Ramona, and Fallbrook, as well as accessibility improvements to community centers



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in Fallbrook and Ramona. The consolidated plan illustrates the County's commitment to improving infrastructure and assets, particularly in communities of concern. The County will continue to pursue funding for place-based improvements in across the unincorporated areas to address infrastructure needs.

Live Well San Diego

The County of San Diego Board of Supervisors adopted the *Live Well San Diego* vision in 2010 with a mission to efficiently provide public services that build strong and sustainable communities. It includes three focus areas: Building Better Health, Living Safely, and Thriving. These focus areas have been incorporated into the County of San Diego Strategic Plan. Current topics *Live Well San Diego* addresses include health equity, healthy food systems, worksite wellness, aging, and healthy schools, with active transportation and smoke-free living to be added soon.

Live Well San Diego utilizes the collective impact model. This approach brings together cross-sector organizations over a common agenda. There are over 500 Recognized Partners of *Live Well San Diego*. Recognized Partners are from various sectors and include health care providers, community and faith-based organizations, businesses, school districts, and other jurisdictions, including cities, tribal governments and military or veterans organizations. Additionally, *Live Well San Diego* encourages individual participation and provides tools and resources for individuals and families to improve their quality of life. *Live Well San Diego* provides an events calendar for health, safety, and wellness events that are taking place across the San Diego region.

To better provide for change at the local level, the County is broken down into five geographic regions: North County Regions, North Central, East, Central, and South. Each region is led by a community leadership team, has its own Community Enrichment Plan, and has its own programs and events.

Live Well San Diego uses ten indicators to capture the overall well-being of residents in San Diego County. The indicators are used to measure the impact of efforts by Recognized Partners of the program and community stakeholders long-term. *Live Well San Diego* provides an annual progress report on these ten indicators to track progress.

Environmental Justice Element

The County is adopting an Environmental Justice Element concurrently with the 6th Cycle Housing Element. The Draft Environmental Justice Element includes the communities of North El Cajon/Bostonia, Spring Valley, and Sweetwater, though the Board of Supervisors has already voted to consider expanding the element to other communities in the near future.



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The Environmental Justice Element contains strong goals and policies to promote health, well-being, and inclusion. The following goals are copied in their entirety exactly as they are presented in the draft Environmental Justice Element. Each goal is associated with specific policies, which can be found in the draft Environmental Justice Element available on the County website. The Housing Element is consistent with the Environmental Justice element.

Draft Environmental Justice (EJ) Element Goals

EJ Community Programs and Services. Support and expand programs and services in the Implementation Plan to prioritize those that identify EJ Communities, address EJ issues, and foster partnerships with countywide partnerships and programs.

Protect Sensitive Land Use Compatibility. Support and expand land use development, transportation patterns, pollution mitigation, and other techniques to ensure compatibility that protects sensitive land uses (schools, housing, health facilities, childcare facilities, senior centers, parks, etc.) from increased pollution exposure in EJ Communities.

Equitable and Healthy Air Quality. Improve air quality conditions for communities so that all residents can live, work, and play in their community without disproportionate risk of air pollution and related negative health impacts.

Protect and Restore Surface Water. Protect and restore surface water bodies in the unincorporated area, including those within EJ Communities, from future contamination.

Distribution and Quality of Public Facilities, Infrastructure, and Services. Ensure public facilities are equitably located and services are distributed throughout EJ Communities at an operational level comparable to the rest of the unincorporated County.

Safe Living Conditions. Ensure all residents have healthy and safe living conditions and both renters and owners can access and receive assistance for weatherization (e.g., heating, cooling, and air filtration, plus safeguards against extreme weather events such as flash floods), upkeep, and maintenance, particularly for households in EJ Communities.

Affordability Measures. Ensure all residents have access to affordable housing options to reduce the prevalence of cost-burdened households, particularly for owners and renters in EJ Communities.

Countywide Food System Improvements. Improve the food system throughout the county, from supply and production to processing, distribution, access, and waste management through comprehensive and holistic approaches to advance an equitable and healthy food system for all residents.



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Access to Healthy, Nutritional, and Affordable Food. Expand access to fresh, healthy, and affordable food from grocery stores, convenience stores, farmers' markets, and community gardens to reduce food insecurity in EJ Communities.

Increase Health and Nutrition. Enhance access to health and nutrition resources to reduce rates of diabetes, obesity, and diet-related illnesses.

Physical Health and Wellness. Increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities, particularly in EJ Communities.

Healthy Design and Multi-Modal Development. Promote multi-modal land use design and development patterns that decrease vehicle miles traveled, and encourage increased physical activity, biking, and walking as a means to reduce health-related issues.

Parks and Recreation Access. Expand access to parks, recreation facilities, and other safe places for community members to be active by leveraging resources through jurisdictional partnerships, joint use agreements, additional funding, and community volunteers.

Accessible and Culturally Appropriate Civic Engagement. Provide equitable and inclusive opportunities for all County residents, regardless of racial/ethnic background, national origin, age, education, income, or disability to meaningfully engage in the decision-making process, specifically focused on promoting positive health outcomes and wellbeing of residents within EJ Communities, including education and workforce opportunities.

Capacity Building and Leadership Development. Support equitable and inclusive opportunities to build capacity and leadership skills for residents and organizations in EJ Communities through continued civic engagement.

Transparent Governance. Maintain transparent, fair, consistent, and sustained civic engagement to continue identifying and addressing needs and priorities by building trust, establishing relationships, and ensuring community outreach standards.

Implementation Progress Monitoring. Facilitate effective implementation and monitoring of environmental justice programs in the unincorporated County.

Regional Data Clearinghouse. Coordinate alignment among data reporting and monitoring at the regional and census tract level to match statewide data reporting for countywide policies, regulations, and progress reports.



Example Environmental Justice Implementation Programs

The Environmental Justice Element also contains programs that are aimed at furthering fair housing. Though these are not included in the Housing Element, they are still implementation actions taken by the County to further fair housing in environmental justice communities. Examples of such programs include the following:

7.4.1.A Improve Housing Conditions. Track substandard housing conditions through uniform housing code program implementation in the unincorporated areas and take appropriate enforcement action.

- Research resources and grant funding to remove harmful building materials (e.g., lead paint and asbestos) in older homes.
- Provide resources to promote smoke-free housing and reduce the impacts of second-hand smoking.

7.4.1.D Code Compliance Outreach and Education. Develop outreach plan and educational materials about code compliance and regulations, focused in EJ Communities.

- Written outreach efforts should be translated into Spanish, or other appropriate language.
- Inform tenants, landlords, and property owners of these efforts through multiple platforms (social media, community workshops [virtual and non-virtual], County website, flyers, outreach events, etc.).
- Focus outreach efforts and continue implementation of the Childhood Lead Poisoning Prevention Program in EJ Communities.

7.4.1.G Overcrowding Impacts. Collaborate and when feasible partner with community organizations and service providers to assist with outreach and relationship building to distribute resources for large households that may contain multiple and intergenerational families. Explore feasibility of options to provide supportive services for large households to mitigate impacts of overcrowding.

7.4.1.I Acquisition and Rehabilitation Resources. Assist non-profit and affordable housing providers in the acquisition and rehabilitation of older residential and improve and maintain them as long-term affordable housing.



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7.4.2.A Housing Needs Resource Clearinghouse. Establish a Countywide clearinghouse for resources related to affordable housing, rental assistance, tenant rights, homeownership, homelessness services and other special needs.

- Connect with existing Housing Resources Directory, Homebuyer Education Courses, and Public Education Programs.
- Partner with community-based and advocacy organizations to distribute resources and services in multiple languages.
- Prioritize services for low-income, seniors, persons with disabilities, the unhoused, and other vulnerable populations.
- Provide technical assistance for rental assistance vouchers, homebuyer loan applications, and other resources.

7.4.2.B Affordable Housing Project Pipeline. Expand partnerships with developers and regional partners to pursue local, state, federal funding opportunities to create a robust pipeline of affordable housing projects aligned with regional goals.

7.4.2.E Anti-Displacement Strategies. Collaborate with County agencies, service providers, and community organizations to explore anti-displacement strategies focused in EJ Communities

- Inclusionary zoning and rezoning regulations.
- Value capture strategies.
- Community-led programs to prevent displacement (e.g., tenants' rights education).
- Foreclosure assistance resources.
- Rent control policies.
- Protections for low-income renters.

IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

Table 6-I-14 displays six contributing factors from the AFFH analysis, their fair housing issue area, priority level and reference programs to address them as listed in the Implementation Plan (Table 6-4-1). For the priority level classification, factors that most limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights compliance were identified as higher priorities.



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Table 6-I-14: Identification and Prioritization of Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Program to Address	Priority (high, medium, low)
Disparities in Access to Opportunities	<i>Rural Infrastructure Access/Geographic Location:</i> Rural communities have more limited access to jobs, public transportation, and infrastructure due to being located far from urban centers.	<ul style="list-style-type: none"> 3.1.2.A: Transit Nodes 3.6.6.B: Conserved and Improved Assets in Areas of Lower Opportunity 3.6.6.A: Office of Environmental and Climate Justice 3.6.6.C: Negative Environmental, Neighborhood, Housing, and Health Impacts 3.6.6.D: Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy. 	High These programs focus on improving infrastructure and amenities in low-resource areas. Lack of infrastructure is a high factor contributing to low access to opportunity.
Disproportionate Housing Needs	<i>Lack of Affordable Units in a Range of Sizes:</i> The unincorporated area does not have sufficient units at either restricted or naturally affordable rents for a variety of household sizes and types.	<ul style="list-style-type: none"> 3.1.1.E: Low to Moderate Inclusionary Ordinance 3.2.1.A: Density Bonus Ordinance Update 3.6.5.A: Removal of Constraints to Multi-Family Housing in Areas of Opportunity 3.6.5.B: Enhanced Housing Choices and Affordability in Areas of Opportunity 	High These programs focus on increasing housing options for lower-income families. Lack of affordable housing inventory is a high contributing factor to the lack of housing options for lower-income families.
Disproportionate Housing Needs/ Displacement	<i>Risk of Displacement/Displacement due to High Costs:</i> Lower and moderate households may face displacement pressures as rents rise due to high overall housing costs.	<ul style="list-style-type: none"> 3.2.3.A: Affordable Housing and Services Fund 3.2.4: Rental Assistance programs 3.6.7.B: Department of Homeless Solutions and Equitable Communities 3.6.7.C: Housing Rehabilitation Resources 3.6.7.A: Pilot Program to address homelessness in North County 3.5.7.E: Mobile Home Park Preservation 	High Displacement due to high housing costs is a high contributing factor to disproportionate housing needs.



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Table 6-I-14, continued

Identified Fair Housing Issue	Contributing Factor	Program to Address	Priority (high, medium, low)
Outreach	<i>Lack of Language Access:</i> Outreach and education about fair housing issues and public decisions may not always be accessible in multiple language	<ul style="list-style-type: none"> 3.6.2.A: Fair Housing Services 3.6.7.D: Participation in Decision Making Process 	<p>Medium</p> <p>This is a medium contributing factor impacting fair housing and civil rights compliance.</p>
Segregation and Integration	<i>Private Discrimination Against Protected Classes:</i> Discrimination against protected classes (in violation of Federal Housing Law) directly limits housing choice and mobility.	<ul style="list-style-type: none"> 3.6.2.A: Fair Housing Services 3.6.3.A: Fair Housing Enforcement, Random Testing 	<p>High</p> <p>This is a high contributing factor impacting fair housing and civil rights compliance, as it is a factor that directly creates conditions of discrimination and limits housing choice.</p>
Segregation and Integration	<i>Land Use and Zoning Laws:</i> Limits on multi-family housing and density may create situations of concentrated density and poverty.	<ul style="list-style-type: none"> 3.1.1.E: Low to Moderate Inclusionary Ordinance 3.1.1.D Diversity of Land Use Designation and Building Type 3.1.1.F Objective Design Standards 3.6.5.A Removal of Constraints to Multi-Family Housing in Areas of Opportunity. 3.6.5.B Enhanced Housing Choices and Affordability in Areas of Opportunity 	<p>High</p> <p>Lack of multifamily housing development within high resource areas is a high contributing factor to the lack of neighborhood integration. These programs will review the zoning ordinance to further opportunity for a mix of housing types throughout communities.</p>



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Table 6-I-14, continued

Identified Fair Housing Issue	Contributing Factor	Program to Address	Priority (high, medium, low)
Access to Opportunity	<i>Community Opposition to New Housing:</i> Community opposition to new housing has led to appeals and litigation that make producing new housing riskier and more expensive. This limits housing choice in the unincorporated areas.	▪ 3.5.1.A – Public Education Program	Low The County has faced significant community opposition for certain housing developments, often in high resource areas. This community opposition has led to litigation, creating expense and uncertainty for homebuilders. While community opposition does exist, most projects do not attract significant opposition. Therefore, this contributing factor is a lower priority for AFFH implementation.

REMOVING IMPEDIMENTS

Since the publication of the AI report, the County is taking steps to remove impediments to Fair Housing Choice. The County further addresses these impediments by contracting with LASSD. LASSD conducts fair housing testing on a quarterly basis and assists with fair housing outreach through public seminars, various medias and publications, website operation and participation in other regional fair housing efforts. Various services are implemented through this partnership including:

- Providing tenant/landlord counseling to all citizens;
- Responding to all citizens complaints regarding violations of the fair housing laws;
- Promoting community awareness of fair housing rights and responsibilities;
- Monitoring fair housing legislation, attending training and reporting to the County; and
- Serving as an overall fair housing resource for the area, including implementation of an affirmative fair housing market plan.

No policies or programs in the Housing Element have been identified as barriers to fair housing practices in the County. In addition to federal fair housing laws, existing County policies and programs are already in place to increase affordable housing options, as well as ensure the



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provision of housing to many different population groups, including persons living with disability, large families, farmworkers, and persons who would benefit from supportive and/or transitional housing. The Housing Element programs have been amended and expanded to include place-based recommendations, measurable outcomes, and specific action timelines. The new Environmental Justice Element also includes a number of complementary goals, policies and implementing programs that also affirmatively further fair housing. The implementation of identified programs would further existing fair housing practices by expanding outreach strategies to include populations that live on lower household incomes and/or those who would be more receptive through Spanish language communication.

Additionally, while the AI lists several impediments to fair housing in San Diego County, the County is working separately to address some impediments and contributing factors, and will address the remainder through implementing programs of this Housing Element. As for the regional impediments noted in the AI, AFFH programs in this Housing Element will work to increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling and mediation, including targeting populations that have historically had fewer housing choices; promote equitable employment, and continue existing work with LASSD. Furthermore, the County will continue to plan and implement place-based improvement strategies to facilitate investments in infrastructure, housing, and business in areas identified as communities of concern. Finally, the County will propose amendments to its zoning code and development procedures that increase residential opportunities in high resource communities, further expanding fair housing choice.



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Appendix 6-J: Non-Vacant Typology Analysis



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NON-VACANT TYPOLOGY DESCRIPTIONS

The majority of the proposed inventory sites fall into one of several land use and improvement typologies. The following section describes the most common typologies and includes typical examples of inventory sites in each type, including existing conditions, zoning, and the maximum and assumed yields.

Based on a review of the properties, non-vacant sites within the inventory fall into the following categories:

- Commercial – 370 units
- Industrial – 103 units
- Single-Family Residential – 1,870 units
- Agricultural – 432 units
- Other – 567 units

Together, non-vacant sites may accommodate 3,342 lower and moderate-income RHNA units. The redevelopment of non-vacant sites is consistent with the County's General Plan goals to focus new housing and employment in existing urbanized areas, augment and enhance existing village communities, and ensure that new housing is developed in an environmentally sensitive manner. While the RHNA inventory includes a substantial amount of capacity on non-vacant sites, the existing conditions, structures, and activities have been reviewed and will not constrain redevelopment for housing within the planning period. The discussion below provides detailed descriptions for a number of non-vacant sites that exemplify the conditions of the non-vacant sites included in the inventory.



COMMERCIAL

Parcels generally classified as commercial correspond to one of the SANDAG-defined Land Uses:

- Other Retail and Strip Commercial
- Arterial Commercial
- Neighborhood Shopping Center
- Service Stations
- Automobile Dealership

The Housing Element assumes that **370** units could be developed on sites considered commercial. Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.



OTHER RETAIL AND STRIP COMMERCIAL

EXAMPLE SITE: LS-28



The existing site has minimal improvements and activity. The site consists of three adjacent parcels that collectively function as a single-site. Approximately half of the area is vacant/undeveloped, with much of the balance consisting of simple surface parking. Existing uses consist of a bar and small drive-through restaurant. The structures on the site are minor in nature, and appear to be aging and in need of repairs. Existing zoning allows for up to 40 du/ac on this site, providing a strong market incentive for redevelopment during the planning period. The site has a realistic capacity of 21 units, which may be able to be accommodated without displacing existing uses.





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EXAMPLE SITE: FB-31



Existing uses on site FB-31 consist of heavy equipment rental and storage, as well as auto services/repair. Most of the site is used for parking/storage, with existing structures consisting of simple metal sheds and single-story offices. The assessed land value is more than double the improvement value. The underlying zoning allows for residential at up to 24 du/ac, with a realistic capacity estimate of 21 units, providing a strong incentive for residential redevelopment during the planning period.





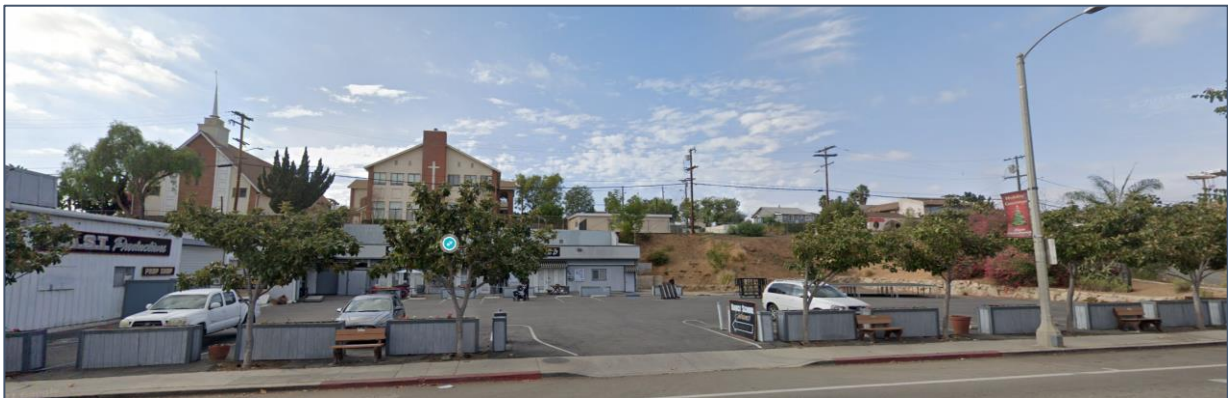
ARTERIAL COMMERCIAL

Uses described as “Arterial Commercial” by SANDAG are similar to those described as “Other/Strip Commercial.” These properties typically consist of large parking lots and aging single-story commercial businesses. Typical uses include restaurants and small retail shops or offices.

EXAMPLE SITE: FB-12



Site FB-12 is almost wholly developed with a parking lot, with a single small building near the back of the lot. Existing uses consist of a small fitness/dance studio and a thrift shop. The property is zoned for up to 24 du/ac. The assessed land value is more than five times the assessed improvement value, creating a large market incentive for residential development during the planning period. The property has a realistic capacity of 6 new units, which could be accommodated by redeveloping a portion of the parking lot without displacing the existing tenants.



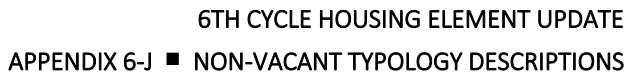


EXAMPLE SITE: LS-12



Site LS-12 consists of a parking lot, a small commercial office, and metal storage sheds. The site has a General Plan designation of VR-15, with a realistic capacity of 5 units. The assessed land value is six times more valuable than the assessed improvement value, providing a large market incentive for residential development during the planning period.





Only one property included in the inventory is considered a “Neighborhood Shopping Center” by SANDAG. The use is similar to “Arterial Commercial” and “Other Retail and Strip Commercial,” described above.



SERVICE STATIONS

“Service Stations” consist of underutilized or inactive gas stations. These uses are typically located on large lots and have minimal improvements. Additionally, these are typically located at central nodes with excellent access to transit, education, and neighborhood-serving commercial uses.

EXAMPLE SITE: LS-4



Site LS-4 is largely vacant, with a single service station canopy and small convenience shack. It is immediately adjacent to two multi-family residential developments. The site is approximately 0.73 acres, and allows up to 40 du/ac. The underlying land is more valuable than the existing improvements on the site, indicating high potential for near-term redevelopment. Based on the realistic capacity of 18 units (29 units maximum) and the large, unused area of the lot, new residential units may be constructed while the existing service station remains. Due to the high potential for residential, adjacent uses, and large vacancies, this site is likely to be redeveloped during the planning cycle.





EXAMPLE SITE: LS-25



Site LS-25 consists of a service station, as well as strip commercial/fast food uses. It is adjacent to multi-family and strip commercial developments. The site contains three parcels, which collectively have trends indicating potential for redevelopment. While each use on the site appears to be active, the existing improvements have a lower value than the underlying land, and much of the site is used for surface parking. The site is zoned for 29 du/ac, and has a realistic potential of 38 new units. These conditions, along with the high potential for residential under the zoning, make it likely that the parcel will experience near-term redevelopment.





AUTOMOTIVE SALES

The sites inventory includes two smaller “Automotive Sales” locations. The sites are occupied by small and underutilized used car lots. Tenants do not consist of large international corporations or high-revenue local dealership groups. The main uses typically include large surface parking lots and small sales offices, and the land is worth substantially more than any existing improvements. The existing structures and uses are easily removed and would not preclude redevelopment during the planning period.

EXAMPLE SITE: FB-42



Site FB-42 was previously occupied by a used car dealership, which has since left the premises. The site consists of four contiguous lots (three with common ownership), indicating high potential for lot consolidation. Currently, the site has no active use—the previous tenant has relocated to another location. Existing improvements consist of a parking lot and small sales office. Based on the inventory’s realistic capacity of 10 units, it could be feasible to redevelop a portion of the parking lot, while maintaining another portion of the lot for commercial or mixed uses.





INDUSTRIAL

Total capacity on Light Industrial sites: 103 units.

SANDAG Land Uses include:

- Light Industry – General
- Warehousing

Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.

LIGHT INDUSTRY – GENERAL

Uses on Light Industrial parcels typically consist of largely open and graded land used for industrial storage, maintenance, or repair. Typical improvements are low in value, with much of each site being used for parking or storage. Example industrial sites from the inventory are discussed below. These examples illustrate the general conditions, improvements, and uses of similarly classified properties in the sites inventory.

EXAMPLE SITE: CI-7



Site CI-7 is considered “Light Industrial – General.” Most of each property is used for vehicle storage, with existing structures consisting of simple metal sheds or single-story buildings. The property is surrounded by residential on all sides. The existing use is non-conforming, and the base residential zone allows for up to 15 du/ac. The existing uses on the site do not preclude redevelopment, and, based on local and regional trends for industrial conversion and infill, are expected to be discontinued during the planning period.



WAREHOUSING

There are very few properties considered “Warehousing” by SANDAG that were included as RHNA sites. “Warehousing” sites consist of simple, single-story metal buildings, with the remaining land either vacant or used for parking.

EXAMPLE SITE: LS-29

Site LS-29 consists of two adjacent parcels. It is largely vacant, with simple, one-story structures in disrepair. The site appears to be currently unused. The site is zoned for 15 du/ac, and is projected to realistically accommodate 11 new units. Based on the zoning and state of the existing uses, the site is likely to be redeveloped during the planning period.





RESIDENTIAL/SINGLE FAMILY

Total capacity on Single-Family sites: 1,870 units.

SANDAG Land Uses include:

- Single-Family Detached
- Spaced Rural Residential
- Single Family Multiple Units

The County has seen numerous examples of single-family recycling and redevelopment in recent years. Existing single-family uses included in the sites inventory are generally located on large lots (above 0.5 acres) and have assessed land values greater than the improvement values, indicating that the structures may be aging or minor in nature. Most of these properties have large portions that are undeveloped or have only minor improvements, such as basic landscaping.

A limited number of single-family residential uses have smaller site areas (less than half an acre). While smaller, these sites can still accommodate approximately 54 units of low- and moderate-income housing. Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.

LARGE-LOT SINGLE-FAMILY RESIDENTIAL

EXAMPLE SITE: NCM-13



NCM-13 is a part of the Buena Creek Cluster, a large area zoned for VR-30, adjacent to the Buena Creek Sprinter Station. The site is mostly vacant, with limited building coverage. The assessed value of the land is higher than the assessed value of the existing structures. The site is approximately 3 acres in area, and has a realistic capacity of 61 units. Based on the existing conditions, these 61 units could potentially be accommodated without displacing existing residential uses. Based on the existing uses and high number of potential units, this property is likely to be redeveloped for housing during the planning period.



EXAMPLE SITE: NCM-28



Site NCM-28 is located in a County island near Escondido, and is classified by SANDAG as “Spaced Rural Residential.” The site has two existing single-family dwellings, along with minor accessory structures. Most of the area is vacant/undeveloped, with no active uses. The property has gentle slopes that would not reduce the development potential of the site. Existing zoning allows for up to 24 du/ac, and the site has a realistic capacity of 49 units. The site could also be reasonably combined with eligible neighboring parcels to create a larger and more productive site.





EXAMPLE SITE: LS-8

LS-8 is located in downtown Lakeside. Existing uses consist of a single-family home and an accessory structure. The rear of the lot appears to be used for storage. It is adjacent to multi-family and commercial developments. The property is zoned for 30 du/ac and has a realistic capacity of 10 units. Based on the strong market incentive and adjacent uses, the site has high potential for redevelopment within the planning period.





EXAMPLE SITE: FB-19



Site FB-19 is located near downtown Fallbrook, and existing uses consist of a single-family dwelling and accessory structure. The property is 1.34 acres and zoned for 20 du/ac, with a realistic capacity of 18 new units. Based on the configuration of the site, it is likely that these new units could be accommodated while the existing uses remain. The assessed land value is more valuable than the underlying improvement value, illustrating that existing structures on the property would not constrain redevelopment.





SMALL-LOT SINGLE-FAMILY RESIDENTIAL

As discussed above, small single-family residential uses accommodate a portion of the RHNA. Only 15 sites yielding 54 new units fit into this category. Generally, these sites yield fewer than 5 units, through some of the larger and higher-density sites may yield up to 9 units. In most cases, the existing single-family unit could remain, with new single-family, duplexes, or small apartments being built on the remainder of the lot. While some of these existing single-family uses are expected to continue operating during the planning period, the existing site conditions do not preclude redevelopment of either part of or the whole site. Additionally, these properties have assessed land values that are higher than their existing improvement values, and assessor's records show that they were constructed prior to 1960. Given the strong market conditions for residential development and state of the constructions, it is likely that these single-family homes will add additional residential units to their lots during the planning period.

EXAMPLE SITE: CI-8



Site CI-8 is located in the Unincorporated Island of Lincoln Acres. The site is mostly undeveloped, with a small single-family unit built in 1937. The underlying zoning allows for 24 du/ac, and a new apartment complex is being constructed on a neighboring site. The property has a realistic capacity of 6 new units. Based on the size and shape of the lot, it could be feasible to construct these additional units without requiring demolition of the existing residential building.





EXAMPLE SITE LS-26



Improvements on Site LS-26 include a small single-family home and accessory structure. The property is adjacent to other prime vacant and non-vacant sites that are also included in the inventory. The assessed improvement values are lower than the assessed land value, indicating that the site has high potential for redevelopment. The sites inventory assumes that three units of moderate-income housing could be built on this property. Based on the site conditions, these units may be able to be accommodated on the rear of the lot, leaving the existing single-family residence intact. Additionally, the existing conditions on adjacent vacant lots would encourage lot consolidation, potentially creating a more productive site with additional units above those counted in the sites inventory.





AGRICULTURAL

Total capacity on Agricultural sites: 432.

SANDAG Land Uses:

- Field Crops
- Agriculture
- Intensive Agriculture

EXAMPLE SITES: BUENA CREEK CLUSTER



Most sites considered “Agriculture” or “Intensive Agriculture” by SANDAG are located in a large cluster of sites zoned for 30 du/ac in the North County Metro Region. These sites are directly adjacent to the unincorporated area’s only light rail station (Buena Creek Station) and form the basis of SANDAG’s smart growth opportunity area CN-4. While many of these sites are used for agriculture, some of them have single-family units, so SANDAG classifies them as residential, rather than agricultural.

Existing uses consist largely of wholesale nurseries, fields, and scattered single-family homes. The high potential of this area, along with the low value of existing permanent improvements, contribute to the likelihood of this site being redeveloped during the planning period. A recent subdivision was built directly north of the site, indicating developer interest in pursuing additional residential growth in this area.

Nearly all of the sites included in the Buena Creek Cluster are larger than half an acre, but all have a strong potential for lot consolidation. Based on the very high-density residential designation (30 du/ac), these properties are expected to experience near-term redevelopment.





EXAMPLE SITE: LS-10



Site LS-10 is 0.67 acres and has a General Plan designation of VR-24, with a realistic capacity estimated at 11 units. The site has minor light agriculture uses, with three small accessory structures. The property is adjacent to multi-family and single-family uses, and has assessed land values more than 100 times the value of the existing improvements. Based on the minor existing uses of the site and high potential for residential, the property is likely to be redeveloped for housing in the near future.





EXAMPLE SITES: RM-33 AND RM-44



Sites RM-33 and RM-44 are classified as “Field Crops” by SANDAG, and have an underlying General Plan designation of VR-24. While possibly used for farming in the past, recent evidence suggests that existing agricultural uses have ceased, and the site is vacant. Site RM-44 has two minor structures, which appear to be unused and in need of repairs. Combined, the two sites have realistic potential for 77 new units, which provides a substantial incentive for near-term redevelopment. Based on the existing high degree of underutilization, the site is likely to be developed for housing during the planning period.





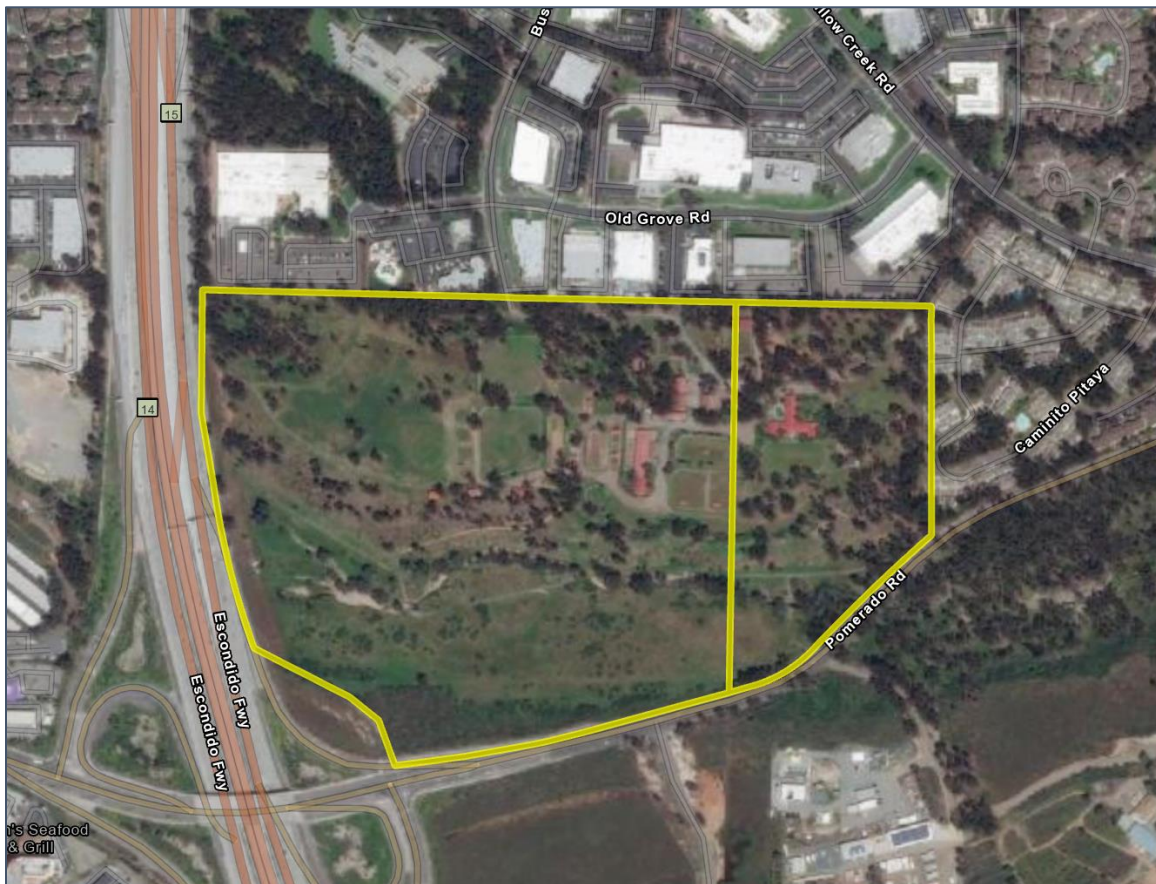
OTHER:

Sites classified as “Other” include SANDAG Land Uses of “Other Recreation” and “Surface Parking Lot.” A total of 567 units are included on these sites.

OTHER RECREATION

EXAMPLE SITES: CI-1 AND CI-2

Two sites are considered “Other Recreation” by SANDAG. These properties are located in a large unincorporated island within the City of San Diego. These sites are currently occupied by an equestrian training facility, with improvements consisting of trails, horse pens, and stables. Existing zoning allows for 20 units per acre, and a total of 542 moderate-income units are counted in the sites inventory. The site is adjacent to existing multi-family uses and a business park, and is near a new transit center at Miramar Community College. Based on the existing improvements and uses at the site, as well as potential for high-density uses, it is likely that the property will be redeveloped in the near future.





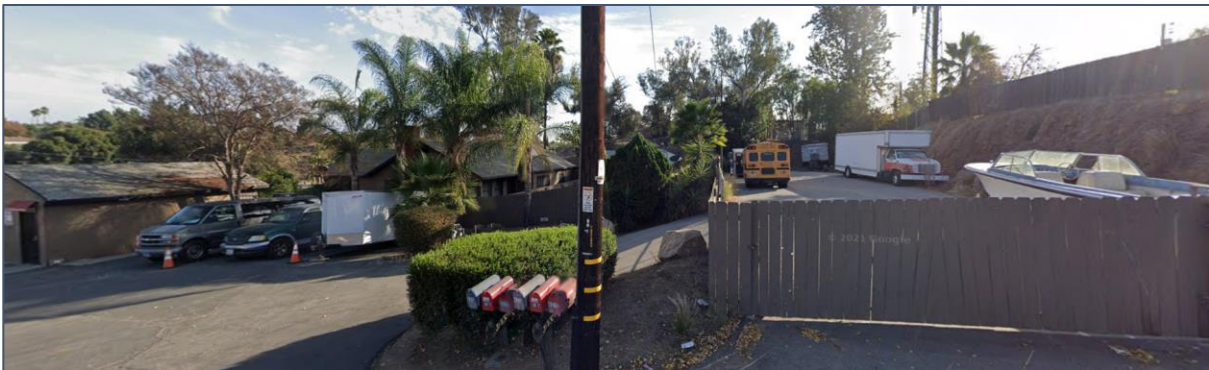
SURFACE PARKING

Lots classified as “Surface Parking” typically have no improvements other than generic pavement and striping. These surface parking lots may be adjacent to a commercial development, or independent.

EXAMPLE SITE: FB-37



Site FB-37 consists of two parcels, one of which is considered “Surface Parking” by SANDAG. The surface parking parcel is currently used for vehicle storage, and has no structures or other improvements on-site. The adjacent parcel is occupied by a small retail/office building, single-family home, and accessory structure. The two parcels on FB-37 have common ownership, making lot consolidation likely. The realistic capacity of the entire site (both parcels) is estimated at 12 units, which is highly achievable by redeveloping either a part or whole of the site. Based on the nature of existing improvements, the site is likely to see near-term redevelopment.





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