

COUNTY OF SAN DIEGO
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP
NOTICE - PUBLIC MEETING AGENDA

Wednesday, October 18, 2023 between 7:00 p.m. to 9 p.m.
San Marcos Senior Center located at 111 Richmar Ave, San Marcos, CA 92069

AGENDA

- A. ROLL CALL:
- B. APPROVAL OF THE MINUTES
- C. PUBLIC COMMUNICATION

D. ACTION ITEMS:

Please note the following procedure will be followed when 4 members of this seven member board cannot vote unanimously, or has one member who must recuse themselves from voting, or has one member who cannot attend the meeting or is not able or allowed to attend remotely: Project Planning is recommending registering the comments and votes on the 534 form indicating that it was not a formal recommendation due to a lack of quorum. When PDS describes the CSG recommendation in our staff report, they will note that the group did not provide a formal recommendation due to the lack of a quorum but would indicate the votes of the members who did participate.

1. **Safety of Golden Door property (Conservation Area) :** 2000 acres of habitat land important to the North County MHCP was purchased by the Golden Door and requires community assistance to prevent damage from unauthorized use and vandalism.
2. **Socially Equitable Cannabis Program Notice of Preparation Available for Public Review:** Planning and Development Services (PDS) is seeking public input on the scope and content of the environmental information to be contained in the Program Environmental Impact Report (EIR) being prepared for the Socially Equitable Cannabis Program (Cannabis Program). PDS has prepared a Notice of Preparation (NOP), which describes the probable environmental effects of the Cannabis. See: <https://www.sandiegocounty.gov/content/sdc/pds/Cannabis.html>
Comments are due by: October 31, 2023, at 5:00 P.M.
3. **Buena Vista Low Barrier Homeless shelter for residents of Encinitas & Vista.** The City of Encinitas and Vista voted to convert existing apartment buildings in the unincorporated county near Buena Creek Road into a shelter to address homelessness in Encinitas and Vista. Called the Buena Creek Navigation Center it will house 24 people at a cost Vista \$33,000 per month. It will have and have onsite staff and security. It will be a low barrier shelter meaning it doesn't require sobriety, background checks, and program participation. Low-barrier shelters are often considered a "housing-first" approach.
4. **Vista Greens graffiti problem.** The block wall built for the project on South Santa Fe is experiencing large amounts of graffiti.
5. **Twin Oaks Identification signs:** San Diego County would like input on layout and location of signs that will be placed to mark the Twin Oaks Valley community.

6. **Update on the County's work to facilitate affordable housing:** The County is using various methods to facilitate affordable housing in the unincorporated area. Because of significant increases in the cost of housing and low affordable housing stock, State Laws require the County to address the short fall of affordable housing. In addition, the County is trying to reduce traffic and impacts of Green House Gases that are generated from vehicular uses. The County is focusing on the Buena Creek Sprinter Station and areas within the Twin Oaks Valley Community planning area as well as other areas throughout the unincorporated county as a locations to address these issues.

Inclusionary Housing Ordinance: would require new housing developments above a certain number of units include housing units for low- and moderate-income households. In exchange for developing more affordable homes, the County provides incentives and concessions to developers. County staff is seeking community feedback on the options within the ordinance such as the minimum project size the ordinance should apply to, the percentage of affordable units in each new development, and alternative ways to comply with the ordinance. More information about the project can be found on the project's website: <https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html>

VMT Efficient Areas: The County identified areas near existing transit nodes like the Buena Creek Sprinter Station as being efficient and reducing **Vehicles Miles Travelled** or (VMT). Density bonus programs and streamlining of the development process are tools being considered to help encourage needed affordable housing in the unincorporated areas within VMT efficient areas. The Board of Supervisors voted to support dense housing up to 1 mile from the Buena Creek Sprinter Station which impacts areas within the Twin Oaks Valley Community planning area.

Development Feasibility Analysis (DFA) is being done by the County to evaluate properties, on a parcel-by-parcel basis within this 1-mile area of the Buena Creek Sprinter Station, to see what properties could support denser housing and what constraints would need to be considered. The primary objective of the DFA is to explore practical strategies for facilitating residential development in key vehicle miles traveled (VMT) efficient and infill areas. The outcome of the DFA's effort will be a resource for the Board of Supervisors to better understand development feasibility challenges and provide actionable strategies to help address the County's critical housing needs in alignment with the County's broader goal of building housing the right places in a sustainable way. The County is currently seeking input on the DFA from the public and other agencies. Meeting dates to attend virtual meetings on the topic are at 6PM on October 18 (same night as this meeting) or October 25th. please contact Paola Garcia-Betancourt at Paola.Garcia-Betancourt@sdcounty.ca.gov or at the following phone number: (858) 505-6677. See image below titled, "Heatmap of Vacant & Redevelopable Parcels by Constraint Level Buena Creek".

Objective Design Standards (ODS) goals are to produce new housing, provide local control over the look and feel, create quality design and incentivize development by providing a streamline review process. It would apply to multi-lot single family, multi-family, apartments and mixed-use projects. Areas within the Twin Oaks Valley Community planning area have been identified for ODS in the areas in or near Robin Hood Ranches, Cassou Road, Sugarbush Drive and Valley Crest Drive. See image below titled "Areas Eligible for State Streamlining".

E. GROUP BUSINESS

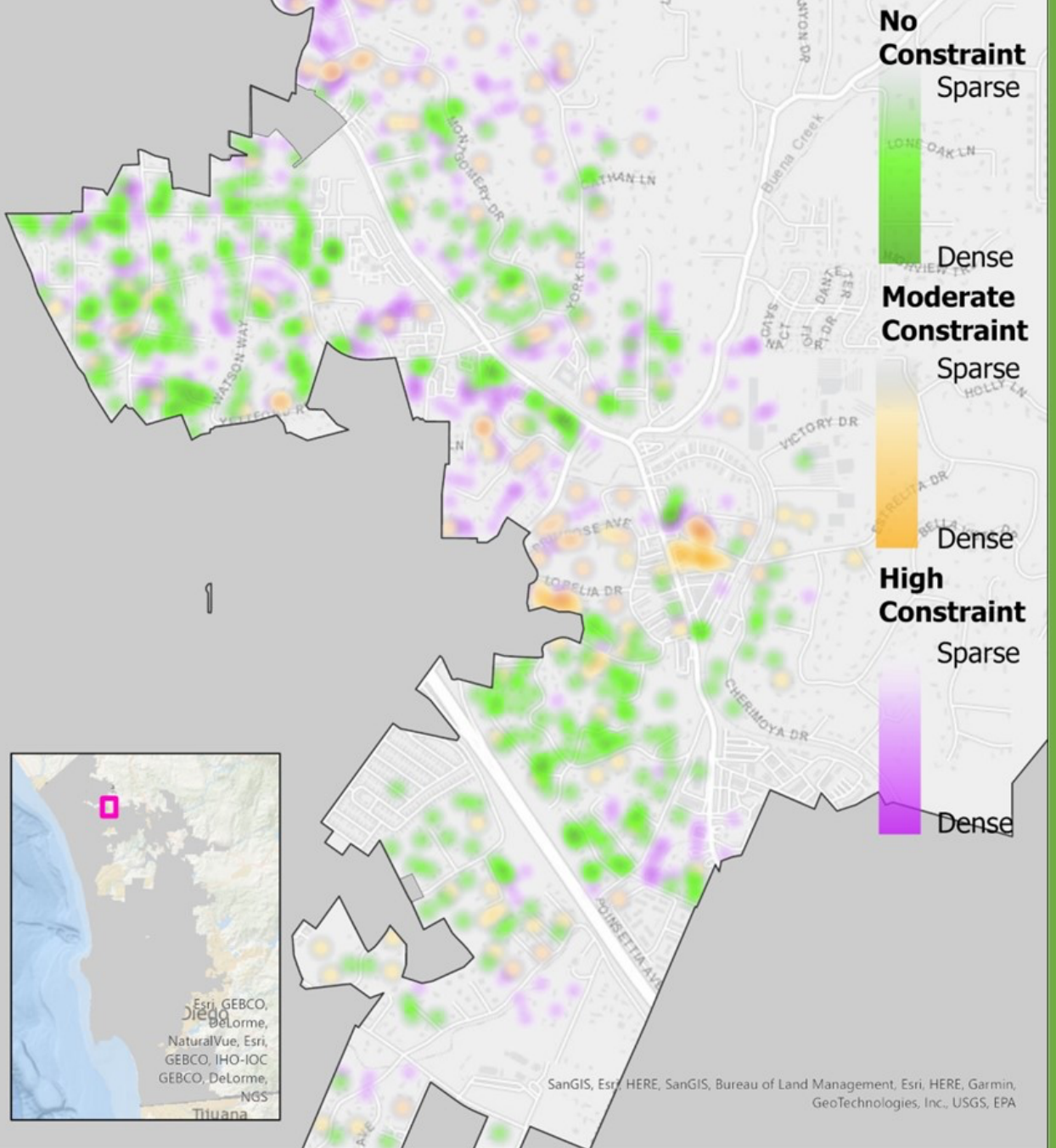
- a) **Announcements and Correspondence:**
- b) **Discussion/Action Items:**

County support for Membership: Supervisor Desmond is out of town and has not reviewed the application that was submitted in September.

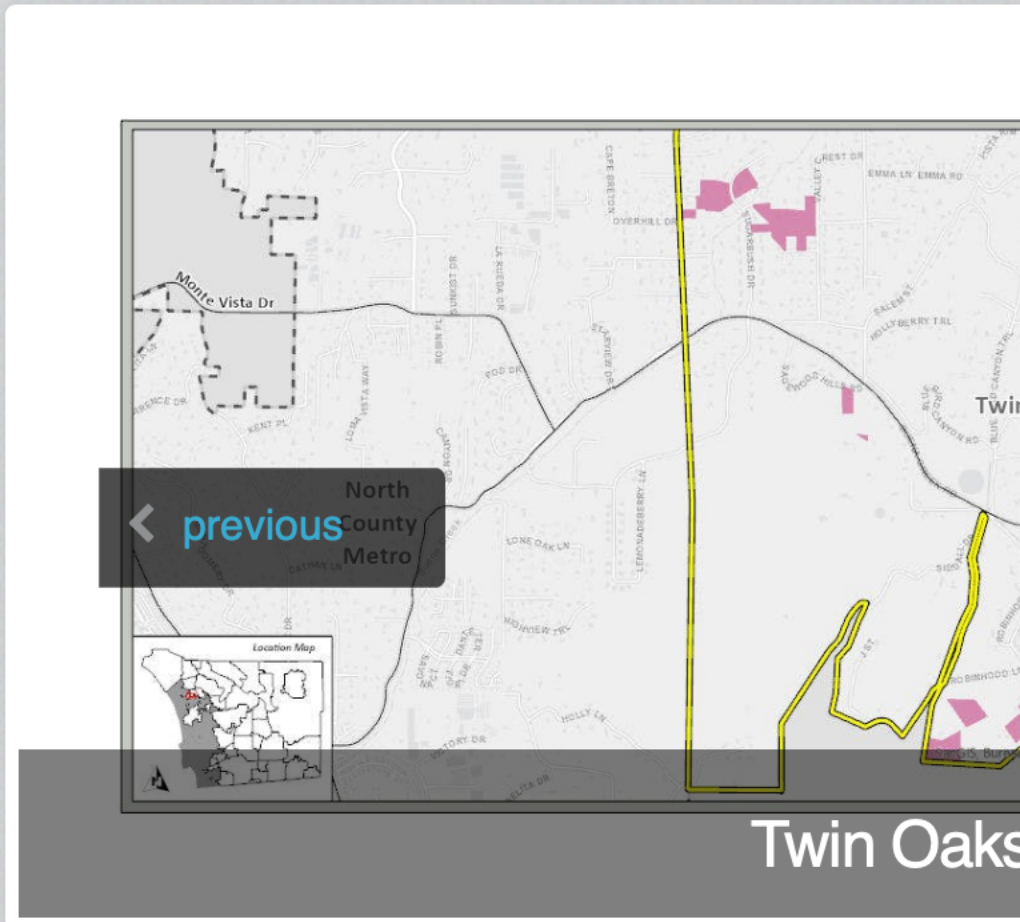
Note: There are three positions open. If one of our current 4 members cannot attend our monthly meeting, we do not have a quorum and technically meet as an official body. Also, in order for our actions to be considered formal actions, we must vote unanimously because officially we are considered a seven member board and need at least four votes for a motion to carry. If the vote is not unanimous then the vote cannot count because we do not have a quorum.

c) **Subcommittee Buena Creek Road Report:**

Heatmap of Vacant & Redevelopable Parcels By Constraint Level



Areas Eligible for State Streamlining



CITIZENS NEEDED TO SERVE ON COMMUNITY ADVISORY BOARD

The Twin Oaks Valley Community Sponsor Group, a County appointed citizens advisory group that advises the County of San Diego on land use matters in the Twin Oaks Valley Planning Area is seeking applications for membership.

What is the Twin Oaks Valley Community Sponsor Group?

This Group is one of 28 planning and sponsor groups in the unincorporated areas of San Diego County. It's purpose is to be an information link between the community and the County of San Diego on planning and land use matters in the local community. The group provides a public forum for the discussion of issues which are important to the community and all meetings are open to the public, held in a public place, and the agenda published according to Brown Act provisions.

Members are appointed by the Board of Supervisors and serve in an advisory capacity only to San Diego County Department of Planning and Development Services. Group members serve on a volunteer basis for a term of four years.

Members must be registered voters and either be residents or own property in the Twin Oaks Valley Planning Area. Members to attend one evening meeting, held from 7-9pm, on the third Wednesday of each month. Members receive yearly training and take periodic online training as required for public officials.

Skills, knowledge or interest in, land use planning, civil engineering, public works, or Federal and State environmental permitting laws are desired but not required to become a member. Being a person who is fair-minded, cares about the community and believes in the public's right to be part of the open meeting process is important.

For more information please see: <https://www.sandiegocounty.gov/content/sdc/pds/CommunityGroups/>
Contact Sandra Farrell, Chair at tovcsg.chair@gmail.com if you have any additional questions.

(Waiting for the County to provide a simplified map of the Twin Valley Oaks Planning Area from the County that is easily readable with Twin Oaks Valley Planning Area boundary clearly marked.)

G. ADJOURNMENT

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

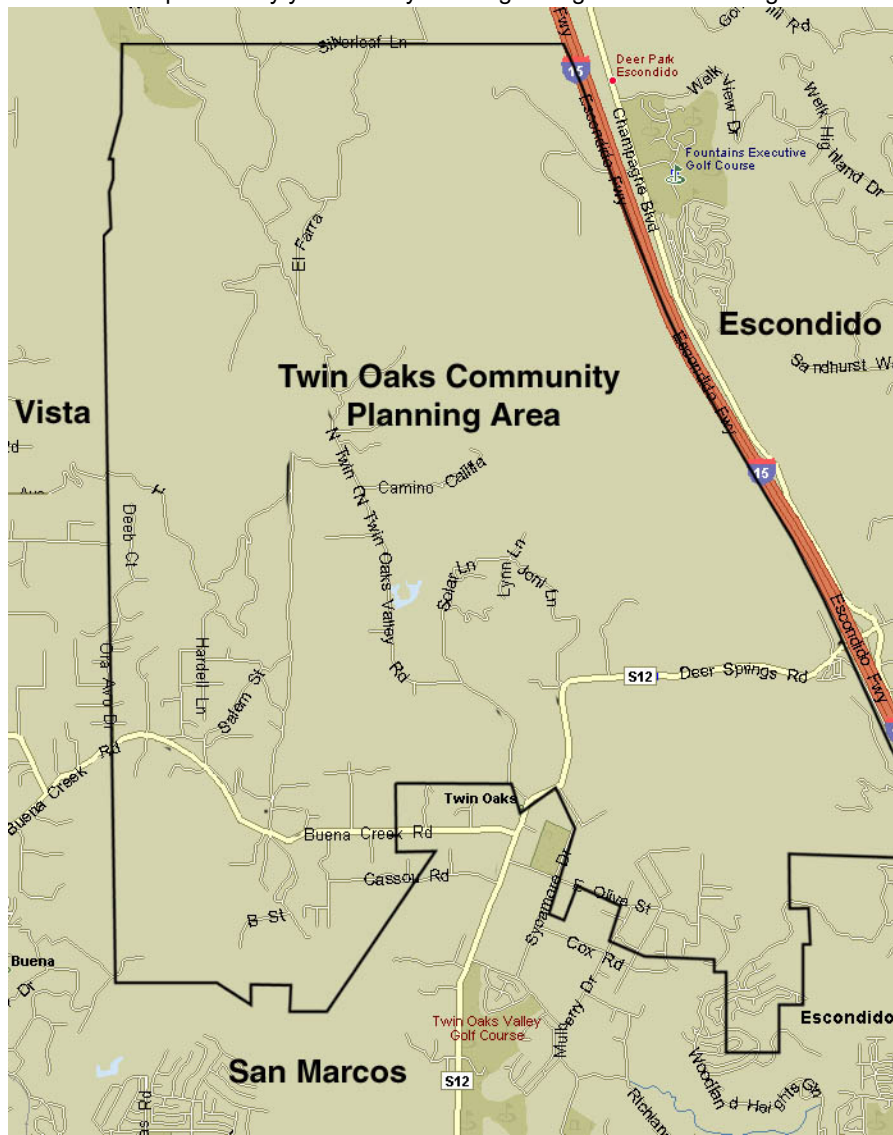
Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take

reasonable steps to verify your identity before granting access or making corrections.



Inclusionary Housing Webinar Questions

On June 28, 2022, the County hosted a webinar to discuss Phase II of the Inclusionary Housing Program, including the project's background, objectives, and options for providing affordable housing within the unincorporated County.

This document provides clarifications related to the project and a summary of responses to questions and comments submitted during the webinar. For additional questions, or to provide input on the Inclusionary Housing Program, please contact Camila Easland at PDS.LongRangePlanning@sdcounty.ca.gov or (858) 505-6677.

Questions And Answers – Inclusionary Housing Program

INCLUSIONARY HOUSING GENERAL QUESTIONS

#	Question	Answer												
1	What is Inclusionary Housing?	Inclusionary housing is a tool used to help increase production of affordable housing. It works by requiring that new development include a percentage of affordable homes for low to moderate income families.												
2	What is affordable housing?	Affordable housing consists of housing units with requirements that rents or mortgages to be affordable to households at lower- or moderate-income levels (see income limits in question 4). These requirements are recorded on the property title and referred to as deed-restricted properties. Residents of affordable housing pay no more than 30% of gross income for housing costs.												
3	How is naturally occurring affordable housing different than the affordable housing in the context of the inclusionary housing program?	Naturally Occurring Affordable Housing or (NOAH) is when a market rate housing project provides rentals that are affordable to lower and moderate-income households (up to 120% of AMI). An Inclusionary Housing Program would require a certain amount of affordable “deed restricted” housing be provided in a housing project.												
4	What are the maximum incomes for affordable housing eligibility?	Every year, the State Department of Housing and Community Development (HCD) issues the income limits that apply to affordable housing programs (available here). The income limits for affordable housing eligibility are based on the Area Median Income (AMI). San Diego County's AMI in 2022 is \$106,900. <table border="1"><caption>2022 INCOME LIMITS FOR A FAMILY OF FOUR</caption><thead><tr><th>Income Category</th><th>AMI</th><th>Income Limit</th></tr></thead><tbody><tr><td>Very-Low</td><td>0-50%</td><td>\$65,050</td></tr><tr><td>Low</td><td>50-80%</td><td>\$104,100</td></tr><tr><td>Moderate</td><td>80-120%</td><td>\$128,300</td></tr></tbody></table>	Income Category	AMI	Income Limit	Very-Low	0-50%	\$65,050	Low	50-80%	\$104,100	Moderate	80-120%	\$128,300
Income Category	AMI	Income Limit												
Very-Low	0-50%	\$65,050												
Low	50-80%	\$104,100												
Moderate	80-120%	\$128,300												
5	What was the Board direction for the Inclusionary Housing project?	On February 10, 2021 (4) , the Board directed staff to develop an Inclusionary Housing Program with a minimum affordable housing requirement applicable to all housing projects of all sizes above a minimum threshold of housing units.												

Inclusionary Housing Webinar Questions

	On August 31, 2021 (7), the Board added to this direction and requested that staff also evaluate and identify options for the Inclusionary Housing Program to capture value tied to significant upzoning (density increases) as a part of General Plan Amendments.
6	<p>Would the County's Inclusionary Housing Program be a voluntary or mandatory program?</p> <p>On February 10, 2021, the Board of Supervisors directed staff to develop a <i>mandatory</i> inclusionary housing program that would apply to housing projects above a certain minimum project size (number of units).</p>
7	<p>Will the Inclusionary Housing Program increase the price of market-rate units?</p> <p>There are several variables in housing prices such as the supply of and demand for housing, cost of construction materials, and location. A potential increase in development costs would not necessarily translate in higher prices of market-rate units since competitive prices on the market will serve as a check on the prices of any new home. The increased developer costs as a result of an Inclusionary Housing Program could be offset by density bonuses, reduction of fees, and other options to mitigate the loss of revenue and avoid impacts on housing production.</p>
8	<p>Would the Inclusionary Housing Program projects not have to mitigate their community impacts?</p> <p>No. Projects that would be required to mitigate community impacts as part of the discretionary review process, including environmental analysis and applicable project reviews, will continue to be required to do so.</p>
9	<p>Will the Inclusionary Housing Program affect neighboring property values?</p> <p>Research shows that affordable housing has no negative impact on the price or frequency of sales of neighboring homes especially when it is thoroughly integrated into the neighborhood. Please see below for some recent research related to this topic:</p> <ul style="list-style-type: none"> • The Impact of Affordable Housing on Housing & Crime in Orange County. UCI Livable Cities Lab. June 2022 (here) • Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia. Urban Institute. April 2022 (here). • Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low-Income Property Development. Stanford Graduate School of Business. December 2017 (here)

LAND VALUE RECAPTURE

#	Question	Answer
10	What was the Board direction for the Land Value Recapture?	In August 2021, the Board also requested the Inclusionary Housing Program include options to capture land value increases associated with the approval of projects that receive density increases to develop additional units. Density is the number of residential units allowed on a parcel and is measured as the number of dwelling units per acre. These projects are known as General Plan Amendment projects (GPA) because they require the County General Plan to be amended to allow a higher housing density.

Inclusionary Housing Webinar Questions

11	How would a land value recapture work as part of an inclusionary housing program?	<p>General Plan Amendments typically raise land value through density increases by allowing more units to be built than what would normally be allowed under the existing General Plan.</p> <p>The County is considering a requirement for projects receiving this density increase to include affordable housing as part of a proposed development.</p> <p>The program would allow the County to capture the increased land value (from the additional units being constructed through the General Plan Amendment) by requiring developers to apply it to fund the construction of affordable housing.</p>
----	---	---

INCLUSIONARY HOUSING PROGRAM COMPONENTS

#	Question	Answer
12	What are the typical component of an Inclusionary Housing Program?	<p>Typically, Inclusionary Housing Programs include the following components:</p> <ul style="list-style-type: none"> • Minimum Threshold – The minimum number of units in a development needed before the requirements for an inclusionary housing program are applied (e.g., residential projects proposing 10 units or more). • Affordability Requirement – Establishes the amount affordable housing to be provided, affordability level (e.g., lower-income, moderate-income), and the period of affordability. • Alternative Compliance – Provides flexibility and other ways of complying with the requirement to provide affordable housing on-site such as an in-lieu fee, land donation, and offsite development. • Incentives – Help reduce the costs that developers would incur from developing affordable housing units, such as density increases, reduction of development standards, and expedited permit processing.
13	Why would the County provide incentives as part of the Inclusionary Housing Program?	<p>Incentives can help reduce the costs that developers would incur from developing affordable housing units.</p> <p>The State Density Bonus Law (available here) offers developers incentives in exchange for voluntarily providing affordable housing development. These incentives include reducing requirements such as setbacks and open space standards. They can also include allowing a developer to increase building height and/or the number (or density) of units on a property. State Law make incentives available proportionally, based on the percentage of affordable housing provided as part of the development project.</p> <p>Future projects that will be required to comply with the County's Inclusionary Housing Program will also be eligible to receive these incentives under state law. The County can provide additional incentives beyond state law, such as fee reductions and expedited permit process, as part of the Inclusionary Housing Program.</p>

Inclusionary Housing Webinar Questions

<p>14 Why are incentives and concessions necessary if a universal inclusionary requirement would affect the market overall?</p>	<p>Incentives can help reduce the costs that developers would incur from developing affordable housing units as the costs associated with an Inclusionary Housing program for the entire unincorporated areas would not be uniform for the following reasons:</p> <ol style="list-style-type: none"> 1. Land prices vary significantly based on their location, amenities, utilities, and access to opportunity. Therefore, projects in some areas may be better able to absorb the potential costs of an inclusionary housing requirement. Concessions and incentives are designed to mitigate the costs compensate landowners or developers for the additional burden, and promote housing production that will generate both market-rate and affordable units. 2. While the majority of jurisdictions in the San Diego Region have inclusionary programs in place or under development, not all of them do. The concessions and incentives would help preserve the unincorporated areas' competitiveness for development. 3. Typically, inclusionary programs are designed to align with the State Density Bonus law. While the jurisdiction can implement more stringent affordable requirements, the developer is likely to use the State Density Bonus Law to use the incentives to which they are legally entitled.
<p>15 What are examples of incentives?</p>	<p>Inclusionary housing programs typically include incentives to help offset the costs with developing affordable housing units. Some examples of incentives include:</p> <ul style="list-style-type: none"> • Density Increases, • Reduction of Development Standards (e.g., setbacks), • Reduced Parking Requirements, • Expedited Permit Processing, • Reduced Development Fees, and • Direct Financial Subsidies.
<p>16 Would an Expedited Permit Process incentive allow projects not to address safety concerns?</p>	<p>The Inclusionary Housing Program would provide incentives to help reduce the costs of developing affordable housing. One incentive that could be considered by the County is an Expedited Permit Process.</p> <p>This incentive would create a process for County staff to prioritize the review of eligible projects to reduce plan review timelines. The Expedited Permit Process would not change the type of review that would be required for a project. Therefore, this incentive would not exempt project from a discretionary review, or environmental analysis, if those requirements were otherwise applicable to the project. In addition, all projects would be required to comply with applicable California Building and Fire Codes.</p>
<p>17 Why would the ordinance provide alternative compliance methods?</p>	<p>Alternative methods of compliance are required by State Law (AB 1505) since some projects may not be able to provide affordable housing on site. Alternative methods of compliance</p>

Inclusionary Housing Webinar Questions

	provide flexibility and other ways of complying with the requirement to provide affordable housing on-site.
18 If reduced fees are available to projects as an incentive, how will the County make up the difference?	If fee reductions were available as part of the inclusionary housing program, those would only apply to the affordable housing units. Therefore, the market-rate units would still be required to pay all County fees. In addition, if this incentive were to be included, funding to compensate for the reduced neighborhood impact fees would be identified.
19 What are some examples of alternative compliance options?	<p>Examples of potential alternative compliance methods include:</p> <ul style="list-style-type: none"> • Offsite development – developing the units on a site other than the one where development is currently occurring. • In-Lieu Fee – paying a fee equivalent to the cost of developing an affordable unit. • Land donation – donation of a property to a local agency or approved housing developer with sufficient acreage and funding to develop affordable units. • Acquisition and rehabilitation -- Conversion of offsite units to affordable units. • Accessory Dwelling Units (ADUs) – Development of ADUs as substitutes for condos, single family residences, and apartments.
20 If ADUs were included as an alternative compliance method, how would the County ensure they would remain affordable?	Affordable units produced through the inclusionary housing program would be deed-restricted. This requirement would also apply to ADUs, if they were to be included as an alternative compliance method. The deed-restriction would require that these ADUs remain affordable for a certain period of time such as, for example, 55 years.
21 Who would be responsible for screening affordable rental applicants, and ensuring compliance with the affordable housing deed-restriction affordable housing?	Property owners would be responsible for screening applicants for the affordable units. County Housing and Community Development Services would monitor compliance with affordability requirements.
22 How difficult would it be to evict a tenant from an affordable ADU?	The process to evict a tenant would be governed by applicable California State laws and not by an Inclusionary Housing Program.
23 If offsite development was included as an alternative compliance method, would the affordable housing have access to all amenities built in the main development?	All off-site units would be required to be similar in kind to the units provided on site. This would include of comparable size, type, and amenities.
AFFIRMATIVELY FURTHERING FAIR HOUSING	
#	Question
Answer	
24	<p>What is Affirmatively Furthering Fair Housing (AFFH) under AB 686 and how does it relate to the</p> <p>Assembly Bill 686 (AB 686), signed in 2018, expanded the duty of all California's public agencies, including the County, to affirmatively further fair housing (AFFH) through deliberate action to explicitly address, combat, and relieve disparities</p>

Inclusionary Housing Webinar Questions

Inclusionary Housing Program?	<p>resulting from past and current patterns of segregation to foster more inclusive communities.</p> <p>The County takes into account AFFH when developing new programs, such as the Inclusionary Housing Program, by helping to create neighborhood integration, balanced communities, and creating a mix of income housing. In addition, specific program criteria can be crafted to help support AFFH by, for example, discouraging offsite development in lower-resource areas, which are areas identified by the state and defined as areas of low access to opportunity, including educational and economic opportunities.</p>
25 What are the resource areas defined by TCAC/HCD?	<p>The resource areas defined by the California Tax Credit Allocation Committee and Housing and Community Development (TCAC/HCD) are determined by visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. These areas are identified on what is referred to as Opportunity maps.</p> <p>The Opportunity maps identify areas statewide whose economic, educational and environmental characteristics support positive outcomes for low-incomes families and can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes.</p> <p>For additional information, please visit: https://www.treasurer.ca.gov/ctcac/opportunity.asp</p>



INFORMATION

San Diego County Area Median Income (AMI) and Income Limits

2023 Area Median Income (AMI)
for San Diego County is

\$116,800

San Diego County Income Limits						
Effective May 15, 2023						
FAMILY SIZE	30% of AMI Extremely Low Income	50% of AMI Very Low Income	60% of AMI	80% of AMI Low Income	Median Income	120% of AMI
1	28,950	48,250	57,900	77,200	81,750	98,100
2	33,100	55,150	66,180	88,200	93,450	112,100
3	37,250	62,050	74,460	99,250	105,100	126,150
4	41,350	68,900	82,680	110,250	116,800	140,150
5	44,700	74,450	89,340	119,100	126,150	151,350
6	48,000	79,950	95,940	127,900	135,500	162,550
7	51,300	85,450	102,540	136,750	144,850	173,800
8	54,600	90,950	109,140	145,550	154,200	185,000