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May 8, 2018

Jennifer Seeger
Assistant Deputy Director
California Dept. of Housing and Community Development
Division of Housing Development
2020 W. El Camino Avenue, Suite 500
Sacramento, California 95833

Re: San Diego County Housing Element

Dear Ms. Seeger:

We represent Golden Door Properties LLC (the “Golden Door”), which owns and operates an award-winning spa and resort that opened in 1958, along with sustainable agricultural operations. Adjacent to the Golden Door, the Newland Sierra, LLC (“Newland”) has proposed a revised Merriam Mountains project, known as the “Sierra” project (the “Newland Sierra Project” or “Project”) on property located near Deer Springs Road. Newland’s proposal includes 2,135 residential units but fails to include a necessary affordable housing component. Further, the County of San Diego is failing to implement the Housing Element which the County adopted in August of 2011, updated in April of 2017, and which your Department approved in the letter attached hereto as **Attachment A**. In particular, the County is failing to comply with General Plan Policy H-1.9 regarding the provision of affordable housing. This policy states that:

Affordable Housing through General Plan Amendments.
Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.

Unfortunately, the County staff is failing to propose conditions that will require an affordable component in the Newland Sierra Project, and Newland contends that it is not required to provide any affordable housing. The Newland Sierra Project requires a General Plan amendment that the County has been processing since May 7, 2015. The County has the legal authority to impose conditions requiring an affordable housing component as set forth in General Plan Policy H-1.9, but as of yet, neither County staff nor the County Counsel have proposed those conditions for this project.

The Golden Door is opposed to any project on the Newland property that requires an amendment to the General Plan land use element or an exemption from the County’s Resource Protection Ordinance. Nonetheless, if the County intends to amend its General Plan and convert

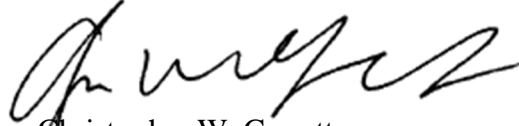
LATHAM & WATKINS LLP

this rural land, and completely exempt the project from the County's Resource Protection Ordinance, the County must nonetheless comply with Policy H-1.9.

We ask that your office take steps to investigate and remedy the County's failure to implement this key portion of its General Plan. The County's failure to comply with this mandatory policy can only delay or disrupt the County's overall planning for new housing in the County and its ability to provide affordable housing.

We have raised these issues with the Board of Supervisors and County staff at the Board's meeting of April 18, 2018, as set forth in the attached letter (**Attachment B**). However, the Board has so far decided to take no action on this matter. We therefore look to the Department for assistance in this matter.

Best regards,



Christopher W. Garrett
of LATHAM & WATKINS LLP

cc: Kathy Van Ness, Golden Door
Darin Neufeld, County Planning and Development Services
Mark Slovick, County Planning and Development Services
Ashley Smith, County Planning and Development Services
Stephanie Saathoff, Clay Co.
Denise Price, Clay Co.
Taiga Takahashi, Latham & Watkins

ATTACHMENT A

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 15, 2017

Ms. Helen N. Robbins-Meyer, Chief Administrative Officer
County of San Diego
1600 Pacific Highway, Room 209
San Diego, CA 92101

Dear Ms. Robbins-Meyer:

RE: County of San Diego's 5th Cycle (2013-2021) Four-Year Update, Adopted Housing Element

Thank you for submitting San Diego County's housing element adopted March 15, 2017 and initially received for review on May 1, 2017 with a corrected version received for review on May 22, 2017. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft element the Department's October 26, 2016 review determined met statutory requirements.

Pursuant to GC Section 65588(e)(2)(B) a local government in the SANDAG region that did not adopt a fourth planning period housing element by January 1, 2009 shall revise its housing element every four years, unless the local government met both of the following conditions: 1) adopted the fourth revision no later than March 31, 2010; and 2) completes any rezoning identified in the fourth revision by June 30, 2010. The County did not meet the requirements of GC 65588(e)(2)(B); therefore, it is subject to the four-year revision requirement until the County has adopted at least two consecutive revisions by the applicable due dates. Adoption of this housing element meets the requirements of the first four-year update. Provided the County adopts a housing element pursuant to the requirements of GC 65585 on or before the due date for 6th cycle housing elements, it will meet the second four-year update requirement and return to an eight-year update schedule.

Please note the County now meets specific requirements for State funding programs designed to reward local governments for compliance with State housing element law. Please see the Department's website for specific information about State funding programs at <http://www.hcd.ca.gov/grants-funding/active-funding/index.shtml>.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new

program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through June 30, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/grants-funding/active-funding/mprprop.shtml> .

The Department appreciates the assistance and cooperation Mr. Noah Alvey, Planning Manager, and Mr. Timothy Vertino, Lan Use/Environmental Planner, provided throughout the course of the housing element review. The Department wishes the San Diego County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,



Jennifer Seeger
Assistant Deputy Director

ATTACHMENT B

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www.lw.com

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April 17, 2018

VIA HAND DELIVERY

San Diego County Board of Supervisors
County Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, CA 92101
Attn: Clerk of the Board of Operations

Re: Housing Affordability within San Diego County; Agenda Item 5

Dear Supervisors Cox, Jacob, Gaspar, Roberts, and Horn:

As you know, we represent the Golden Door Properties LLC (the “Golden Door”), which owns and operates an award-winning spa and resort that opened in 1958, along with sustainable agricultural operations. Adjacent to the Golden Door, the Newland Real Estate Group, LLC (“Newland”) has proposed a revised Merriam Mountains project, known as the “Sierra” project (the “Newland Sierra Project” or “Project”) on property located near Deer Springs Road. Newland’s proposal includes 2,135 residential units but fails to include a necessary affordable housing component.

We understand the Board is considering requesting the Chief Administrative Officer to investigate options to promote construction of homes in the unincorporated region and to close the housing gap. The Golden Door has employees of all income levels who need access to more affordable housing within North County. However, the proposed Newland Sierra Project is not located on a site that the County has identified for new housing construction in the North County metro area (see, e.g., Smart Growth Opportunity Areas, Figure H-2, General Plan Housing Element), it does not provide any affordable housing, and its market analyses are outdated and are inaccurate. Newland Sierra defines “affordable” as “assuming 4.0 percent interest rate, 10 percent down payment and a 35 percent of household income for housing.” However, interest rates today are higher (4.625%) and rising, and federal standards define “affordable” as costing “no more than 30% of the monthly household income for rent *and* utilities.”¹ And Newland

¹ See Enclosure 1; see also U.S. Dept. of Housing and Urban Development, *Affordable Housing*, https://www.hud.gov/program_offices/comm_planning/affordablehousing/ (last visited Apr. 17, 2018); San Diego Housing Federation, *Frequently Asked Questions*, <https://www.housingsandiego.org/find-housing-faq> (last visited Apr. 17, 2018).

Sierra has refused to commit to legally commit to providing affordable housing, incorrectly claiming on its website that the County has no such requirements.²

Accordingly, if the County were to approve the Newland Sierra Project, it would violate the County's General Plan because the Project lacks the required affordable housing which is expressly specified as necessary in the County's General Plan. (See General Plan Policy H-1.9; see also Government Code § 65300.5, *California Native Plant Society v. City of Rancho Cordova* (2009) 172 Cal.App.4th 603, 635-636 [project must comply with specific and mandatory general plan policies].)

Existing County Policies Require an Affordable Housing Component for General Plan Amendment Projects. The County's General Plan already contains a policy requiring that **“developers [] provide an affordable housing component when requesting a General Plan amendment for large-scale residential project[s] when this is legally permissible.”** (General Plan, Policy H-1.9)(emphasis supplied). Current California law does make a mandatory “affordable housing component” legally permissible. Thus, the Board of Supervisors has the existing legal authority under California law to require an affordable housing component in every project that requires a General Plan amendment, as specified in Policy H-1.0. Thus, the Chief Administrative Officer and County Counsel, and the Board of Supervisors, have a mandatory duty under the County's adopted General Plan to require affordable housing conditions that are “legally permissible” under California law in order to implement the County's existing affordable housing policy embodied in Policy H-1.0

As it stands now, the County Board of Supervisors is required to impose a condition requiring an affordable housing component for projects seeking a General Plan amendment. The pending Newland Sierra project does not contain such an affordable housing component, and therefore is inconsistent with the existing General Plan. The courts have explained what “legally permissible” means within the context of affordable housing:

[I]t is well established that ***price controls are a constitutionally permissible form of regulation with regard to real property*** as well as to other types of property or services. . . . Accordingly, just as it would be permissible for a municipality to attempt to increase the amount of affordable housing in the community and to promote economically diverse developments by ***requiring all new residential developments to include a specified percentage of studio, one-bedroom, or small-square-footage units, there is no reason why a municipality may not alternatively attempt to achieve those same objectives by requiring new developments to set aside a percentage of its proposed units for sale at a price that is affordable to moderate- or low-income households.***

² See Enclosure 2; see also Newland Sierra *FAQ, Types of Housing*, <https://www.newlandsierra.com/faq/> (last visited Apr. 17, 2018).

(*California Building Industry Assn. v. City of San Jose* (2015) 61 Cal.4th 435 [emphasis added] (“*CBIA*”).) Therefore, the County may impose price control requirements on proposed new developments or require new residential developments to include a specified percentage of affordable units. The pending Newland Sierra project does not include either, despite the County’s General Plan policy requiring “legally permissible” action to ensure that General Plan amendment projects include an affordable housing component.

The County May Immediately Impose an Affordable Housing Requirement on Newland Sierra. Implementing a requirement for a percentage of affordable homes within a new development is something the County can immediately implement and is required to implement under the express provisions of the General Plan. The General Plan policy is already in place that imposes a requirement on the pending Newland Sierra Project. Here, there is a clear nexus between the imposition of affordable housing requirements on development and the effects on the region. (See e.g. *San Remo Hotel L.P. v. City and County of San Francisco* (2002) 27 Cal.4th 643 [government may impose permitting condition without running afoul of the Takings Clause if it demonstrates an essential nexus and reasonable relationship between the permitting condition and a deleterious public impact of the development].)

In any event, the California Supreme Court has ruled that no “nexus” requirement applies to a condition requiring an affordable housing component for a residential development project. (*CBIA, supra*, 61 Cal.4th at 474-75, 479 [rough proportionality/nexus requirements do not apply to restrict developer’s use of property].) The Supreme Court relied upon *Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854 to reach this conclusion. (*Id.* at 475-76.) *Ehrlich* involved the imposition of conditions on a case-by-case basis, rather than through a broader inclusionary housing ordinance, enabling a greater amount of discretion for the deployment of the city’s police power. (*Ehrlich, supra*, 12 Cal.4th at 869.) As such, the County may rely on its existing General Plan and implement appropriate inclusionary zoning requirements as a project condition on Newland Sierra prior to project approval. (*CBIA*, 61 Cal.4th at 477 [“Moreover, as we have explained above, the validity of the ordinance’s requirement that at least 15 percent of a development’s for-sale units be affordable to moderate- or low-income households does not depend on an assessment of the impact that the development itself will have on the municipality’s affordable housing situation.”].)

Though the law on this issue is firmly established, i.e., the County certainly does have the authority today to impose an affordable housing condition on the Newland Sierra project, if County Counsel somehow disagrees with this legal conclusion and believes that further steps are needed to make an affordable housing component “legally permissible,” then County Counsel should be directed to prepare any appropriate documents needed to implement this mandatory portion of the adopted General Plan, and any processing of the current General Plan amendment project of Newland Sierra project, should be suspended until the County adopts an ordinance to implement its own General Plan requirements. The County could simply impose the same requirement for affordable housing as upheld by the California Supreme Court in the City of San Jose case, using the wording of any ordinance or conditions adopted by the City of San Jose. Along with any other General Plan change or zoning ordinance amendment that is included in the Newland project approvals, County staff and the County Counsel can simply include project

conditions and/or an ordinance adopting affording housing requirements approved in the San Jose case, at the same time as the Board considers any other project approvals.

We ask that the County Chief Administrative Officer and County Counsel be directed to immediately propose project conditions or any other legal documents required to implement General Policy H-1.9 for the Newland project, and no further processing of the Newland project should occur until these actions are taken to implement General Plan Policy H-1.9. If County Counsel concludes that General Plan Policy H-1.9 is unenforceable, and the County lacks the legal authority to impose conditions requiring affordable housing components under the terms of that Policy, the Board should request County Counsel to describe the reasons for this conclusion.

Failure to pay attention the mandatory requirements of General Plan Policy H-1.9 will only result in needless delays and disruptions in any decisions the Board may make with respect to new developments covered by this Policy, such as Newland.

We thank you for your time and attention to our comments, and ask that they be incorporated both into the administrative record for the Newland Sierra Project and this Agenda Item 5. Please do not hesitate to contact me should you have any questions.

Best regards,

Christopher Garrett

Christopher W. Garrett
of LATHAM & WATKINS LLP

cc: Kathy Van Ness, Golden Door
Darin Neufeld, County Planning and Development Services
Mark Slovick, County Planning and Development Services
Ashley Smith, County Planning and Development Services
Stephanie Saathoff, Clay Co.
Denise Price, Clay Co.
Taiga Takahashi, Latham & Watkins

ENCLOSURE 1



Personal Home Mortgage Loans **Today's Mortgage Rates and Refinance Rates**

Today's Mortgage Rates and Refinance Rates

Print

Be sure to use APR, which includes all fees and costs, to compare rates across lenders. Rates below include zero discount points. Use our [Product Comparison Tool](#) for rates customized to your specific home financing need.

Purchase Rates	Refinance Rates
Product	Interest Rate APR
Conforming and Government Loans	
30-Year Fixed Rate	4.625% 4.684%
30-Year Fixed-Rate VA	4.375% 4.684%
20-Year Fixed Rate	4.375% 4.470%
15-Year Fixed Rate	4.125% 4.264%
7/1 ARM	4.375% 4.755%
5/1 ARM	4.250% 4.791%
Jumbo Loans — Amounts that exceed conforming loan limits	
30-Year Fixed-Rate Jumbo	4.500% 4.521%
15-Year Fixed-Rate Jumbo	4.250% 4.287%
7/1 ARM Jumbo	4.000% 4.538%
10/1 ARM Jumbo	4.250% 4.537%

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Average 30 Year Fixed Mortgage Rates

Report Date	Current Interest Rate	Change	Prior Year	YOY Change
MND's 30 Year Fixed (daily survey)				
Apr 16 2018	4.50% : (--)	+0.00	4.04%	0.46
Apr 13 2018	4.50% : (--)	+0.01	4.05%	0.45
Apr 12 2018	4.49% : (--)	+0.02	4.08%	0.41
Apr 11 2018	4.47% : (--)	-0.02	4.18%	0.29
Apr 10 2018	4.49% : (--)	+0.00	4.17%	0.32
Apr 09 2018	4.49% : (--)	+0.01	4.17%	0.32
Apr 06 2018	4.48% : (--)	-0.01	4.15%	0.33
Apr 05 2018	4.49% : (--)	+0.01	4.14%	0.35
MBA 30 Year Fixed (weekly)				
Mar 18 2018	4.68% : (0.46)	-0.01	4.36%	0.32
Mar 11 2018	4.69% : (0.45)	0.04	4.30%	0.39
Mar 04 2018	4.65% : (0.58)	0.01	4.36%	0.29
Freddie Mac 30 Year Fixed (weekly)				
Apr 08 2018	4.42% : (0.40)	0.02	4.14%	0.28
Apr 01 2018	4.40% : (0.50)	-0.04	4.14%	0.26
Mar 25 2018	4.44% : (0.50)	-0.01	4.30%	0.14

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Average 30 Year Fixed Mortgage Rates

Mortgage News Daily, MBA, and Freddie Mac

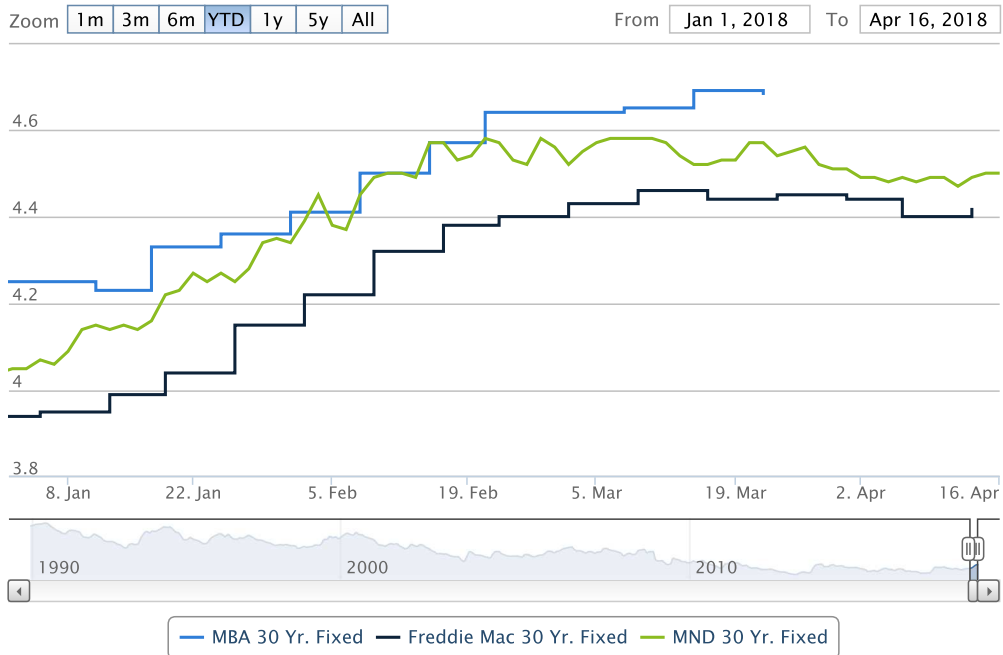


CHART TIPS:

- Tooltip Text:** Mouse over any series or point.
- Zoom:** Click and drag area to zoom.
- Add / Remove Series:** Click series name in the legend.

SOURCE:

Mortgage News Daily
 Mortgage Bankers Association
 Freddie Mac

About this Data



HUD.GOV

U.S. Department of Housing and Urban Development
Secretary Ben Carson

Affordable Housing

Who Needs Affordable Housing?

Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

Where Can Individuals Find Assistance?

Individuals looking for assistance can:

- Find rental, homebuyer, and homeowner assistance
- Find resources for homeless persons, including, youth, veterans, and the chronically homeless
- Find help for victims of foreclosure and Hurricane Sandy and for persons living with HIV/AIDS

What is HUD Doing to Support Affordable Housing?

Within the Office of Community Planning and Development, the Office of Affordable Housing Programs (OAH) administers the following grant programs designed to increase the stock of housing affordable to low-income households.

The HOME Investments Partnerships Program (HOME) provides grants to States and local governments to fund a wide range of activities including 1) building, buying, and/or rehabilitating housing for rent or homeownership or 2) providing direct rental assistance to low-income families. It is the largest Federal block grant program for State and local governments designed exclusively to create affordable housing for low-income households.

The National Housing Trust Fund (HTF) supports the acquisition, new construction, or reconstruction of rental units for extremely low-income families or families with incomes below the poverty line, whichever is greater.

HUD's Office of Housing and Office of Public and Indian Housing also administer programs to increase the amount of affordable housing available for low-income households across the nation.

What Information Does HUD Provide?

The HUD Exchange provides a hub for HOME Program information, tools and templates, research, evaluations, best practices, guides, training manuals, and more including:

- HOME Laws and regulations
- Policy guidance (Policy Memos, HOME FACTS, HOMEfires)
- HOME Frequently Asked Questions (FAQs)
- HOME Dashboard Reports and other HOME Reports

Related tools and resources can be accessed through HOME Topics.

The HUD Exchange also provides:

- Email Updates** – To receive CPD communications about program policy, upcoming trainings, resources, reporting deadlines, technical assistance, and more, sign up on the HUD Exchange Mailing List.
- Training Opportunities** – For information on upcoming events, self-paced online training, and recorded webinars, go to Training and Events.
- Grantee Information** – To view amounts awarded to organizations under HUD programs over the past several years, go to CPD Allocations and Awards. To learn more about the agencies and organizations that have received funding, visit About Grantees.
- Assistance with Reporting System Questions** – If you have a question related to eCon Planning Suite or IDIS, please submit your question and get a response through Ask A Question.
- In-depth Advising** – To learn about extended communication or long-term assistance available to CPD grantees, visit Technical Assistance.

If you are an organization with a policy question related to HOME, or National Housing Trust Fund (HTF) please contact your local HUD Field Office for assistance.

How Can My Organization Receive Funds?

Participating jurisdictions receive HOME grants through a formula to fund housing programs which meet local needs and priorities. To find out about how to apply for HOME assistance in your community, contact an agency nearest to your community.

ENCLOSURE 2

NEWLAND SIERRA (/)

Stay Updated

San Diego's First Carbon Neutral Community

Benefits of a Specific Plan Compared to the Current General Plan

Minimizing Traffic Impacts

Reducing Vehicle Miles from the Community

Managing the Threats of Wildfires

Promoting Water Conservation

Types of Housing

Q: What types of housing will be built?

A: A mixture of for-sale homes is proposed. No apartments or rental homes are proposed. The homes will be a variety of single-family detached homes, attached townhomes, cluster homes, age-targeted, and larger lot single-family homes.

Share your thoughts with us by clicking [here \(/contact\)](#)

Q: Will there be any rental units?

A: No rental apartment buildings are proposed for the community.

Share your thoughts with us by clicking [here \(/contact\)](#)

Q: Are there any “affordable housing” requirements for the community?

A: The County of San Diego does not require subsidized or otherwise “income-restricted” housing to be provided in a project. However, we do plan to have a variety of housing types available, including some at price points that are attainable for middle-income families.

Share your thoughts with us by clicking [here \(/contact\)](#)

Community Character

Parks

Trails and Open Space

Wildlife

Vineyards

Commercial Area

Schools

Grading

Miscellaneous

CONTACT US (/CONTACT)



(<http://www.newlandcommunities.com/>)



(<http://nashcommunities.com/>)

Equal Housing Opportunity

†The project description is part of the Specific Plan and draft EIR for the project. The specific details of the project description are subject to refinement as it moves through the approval process.

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EQUAL HOUSING OPPORTUNITY

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