



GENERAL PLAN  
& HOUSING  
ELEMENT  
ANNUAL  
PROGRESS  
REPORT  
**2025**



March 25, 2026

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## GLOSSARY:

**Accessory Dwelling Unit (ADU)** - An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. (See Government Code Section 65852.2; California Building Code definition).

**Affordability Category** - The affordability categories for RHNA are based on each jurisdiction’s Area Median Income (AMI) and categories are defined in accordance with guidelines from the California Department of Housing and Community Development. As of 2025, the RHNA affordability categories are as follows: Acutely Low (0-15% AMI), Extremely Low (15-20% AMI), Very Low (30-50% AMI), Low (51-80% AMI), Moderate (81-120% AMI), and Above Moderate (above 120% AMI).

**Affordable Housing** - Housing in which the occupant is paying no more than 30% of gross income for housing costs, including utilities (U.S. Housing and Urban Development definition). Affordable housing may be deed restricted.

**Annexations** - Transfer of land into or out of a district or municipality with a resulting change to the jurisdiction’s boundaries.

**Approved Application (Discretionary Project)** – An application for a discretionary project that has been approved by the appropriate approving authority.

**Building Permit** – An official document issued by the building official that authorizes the applicant to begin construction for their project.

**Completed Housing Unit** – A housing unit associated with a building permit where construction has been completed, has passed the final inspection, and is ready for move-in. In other jurisdictions, a completed housing unit reflects the receipt of a Certificate of Occupancy.

**Deed Restriction** - A private legal restriction on the use of land recorded in the deed. The restriction limits the use of the property in some way.



**Discretionary Review** - A special power through which a county or city can modify or disallow a proposed project that complies with the local Zoning Ordinance due to exceptional and extraordinary circumstances. These exceptional and extraordinary circumstances often involve conflicts with a jurisdiction’s General Plan or other policies.

**Discretionary Project** - A development project which requires the jurisdiction to exercise judgment in deciding whether to approve or deny the project. In San Diego County, discretionary projects require approval from the relevant approving authority: Director of Planning & Development Services, Zoning Administrator, County Planning Commission, or Board of Supervisors.

**Entitlement** – The County considers a discretionary project that has been approved as functionally “entitled,” as the County does not have a separate formalized entitlement process.

**Housing Element** – A planning document required by California law to ensure that local jurisdictions meet the needs for developing and preserving an adequate supply of housing, including housing affordable to seniors, families, and workers.

**New Housing Unit** – A “new housing unit” means housing units as defined by the Department of Finance for inclusion in the Department of Finance’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the U.S. Census Bureau’s definition of a housing unit. This means the units consist of separate living quarters.

**General Plan** – The General Plan is the foundational planning document for local land use planning, which provides the vision, goals, and policies for how a jurisdiction will grow and develop presently and into the future. The County’s General Plan includes seven elements: land use, mobility, conservation and open space, noise, safety, housing, and environmental justice.

**General Plan Amendment (GPA)** - A General Plan Amendment is considered to be any change to the General Plan maps or text. State law provides that each mandatory General Plan element may be amended no more than four times per year.

**Ministerial Project** - Ministerial (also referred to as “by-right”) projects are reviewed and approved based on an objective criterion, such as a checklist of items.

**Parcel** - A lot in single ownership or under single control usually considered a unit for purposes of development.

**Permitted Housing Unit** – A housing unit associated with a project that has been issued a building permit. Permitted housing units are considered anticipated housing units, as these have not yet been built and completed.

**Regional Housing Needs Allocation (RHNA)** - A determination of the projected need for housing within a region, made by a council of governments (COG) or by the California Department of Housing and Community Development (HCD). The RHNA numerically allocates the future housing need by household income group for each city and county within the region. This allocation must be reflected in the Housing Element of the General Plan.



**Specific Plan** – Specific plans are tools for the systematic implementation of the General Plan and are intended to implement and regulate land use and development within a specific project boundary, subject to the substantive and procedural requirements of State law.

**Subdivision** - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Submitted Application (Discretionary Project)** – An application for a discretionary project that has been submitted but has not been approved.

**Tentative Parcel Map (TPM)** – The subdivision of land into four lots or less.

**Zoning Ordinance** - The General Plan identifies general land use designations while the Zoning Ordinance identifies specific uses and development standards. The Zoning Ordinance must be consistent with the General Plan and State law.



# 1 Introduction

## 1.1 Purpose

California requires that all local governments (counties and cities) adequately plan to meet the housing needs of everyone in the community, at all income levels. Like all local governments, the County of San Diego (County) meets this requirement by adopting a housing plan known as a Housing Element as part of its General Plan. The General Plan serves as the County's land use planning "blueprint" for how the County will grow and develop. The County's General Plan includes seven elements: land use, mobility, conservation and open space, noise, safety, housing, and environmental justice. The County must prepare an annual General Plan and Housing Element Annual Progress Report (GP APR) on the County's status and progress in implementing its *Housing Element*. This Report reflects information from calendar year 2025 (January 1-December 31, 2025). The County's GP APR is prepared by the County of San Diego's Planning & Development Services (PDS) department in collaboration with Housing and Community Development Services (HCDS) and the Department of General Services (DGS). The GP APR focuses only on the unincorporated area of the County where PDS has land use authority.

The 2025 GP APR includes several new requirements. Notably, two new affordability categories, Acutely Low and Extremely Low, are now included. Per Assembly Bill (AB) 3093 (Ward, 2024), the addition of these two affordability categories was intended to require regions and local governments to develop targeted programs and strategies in their Housing Element that cater to the needs of Californians at the lowest end of the income spectrum, including homeless individuals and those at risk of homelessness. In previous years' reports, all housing units affordable to households earning under 50% of the Area Median Income (AMI) were reported within the Very Low category. With these new categories, housing units affordable to households earning up to 15% of AMI will be reported in the Acutely Low category, and housing units affordable to households earning 15-30% of AMI will be reported in the Extremely Low category. The 30-50% range will now be the threshold for the Very Low category. The County will not receive allocations for the Acutely or Extremely Low categories until the 7<sup>th</sup> cycle RHNA beginning in 2029.

The County also supports the development of affordable housing through County funding and on County-owned land within incorporated jurisdictions in the San Diego County region. However, County-supported affordable housing outside of the County's unincorporated area would be counted towards the RHNA progress for the respective incorporated jurisdiction where that affordable housing is located. For example, a County-supported affordable housing development within the City of San Diego (City) would count towards the City's RHNA goals, not the County's RHNA goals, which are specific to the County's unincorporated area.

The GP APR is required to be prepared and submitted to the County Board of Supervisors, Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD) by April 1st of each year. This Report addresses the following requirements:



- The status of the General Plan and progress in its implementation
- Priorities for land use decision-making
- Actions related to land use, such as General Plan Amendments and Zoning Ordinance updates
- Housing project applications submitted and approved
- The County's efforts to meet its share of the regional housing needs
- Policies, goals, and programs related to implementing the General Plan and Housing Element.



## 2 Land Use Activities

The County's Planning & Development Services (PDS) department has jurisdiction over land use in unincorporated areas of the County. The County's land use jurisdiction is currently approximately 750,000 acres out of the approximately 2.2 million acres of unincorporated land. Federal, state, special district, and tribal lands make up the remaining portion of the unincorporated area outside of the County's land use jurisdiction. Land use actions taken by the County affect what can be built, how it's built, and where it's located.

This section covers the County's land use activities, including General Plan amendments, Zoning Ordinance updates, and annexations, all of which can impact what can be done on a given lot of land under single ownership or control, referred to as a *parcel*.

### 2.1 General Plan Amendments

All jurisdictions in California (State) are required to have a General Plan. The *General Plan* is a planning document that provides the vision, goals, and policies for how the jurisdiction will grow and develop presently and into the future. The [County's General Plan](#) also guides what land uses are allowed on all parcels in the unincorporated areas of the County under the County's land use jurisdiction. The current General Plan was adopted by the County Board of Supervisors in 2011.

Projects proposing land use inconsistent with the existing General Plan can request *General Plan Amendments (GPAs)*. While GPAs may allow land uses not originally envisioned by the General Plan, a GPA must still demonstrate overall consistency with the General Plan policy framework. In other words, GPAs must not change the policy intent of the General Plan. GPAs could be supported for a variety of reasons, such as increased attainable housing, community parks, or infrastructure improvements. State law allows each of the mandatory elements of the General Plan (i.e., land use, mobility, conservation and open space, noise, environmental justice, safety, and housing) to be amended up to four times during a calendar year. An amendment may be made at any time, and each amendment may include more than one change to the General Plan accordingly (Gov. Code Section 65358(b)).

There was one GPA approved by the County for the Harmony Village Grove South project during calendar year 2025. The Harmony Grove Village South project is a planned community in the San Dieguito Community Plan area covering 111 acres. The project proposed 453 homes, 5,000 square feet of commercial and civic space, parks, trails, and open space. Originally approved in 2018, the project was required to be updated to include updated greenhouse gas (GHG) measures and an affordable housing component with 10% of units reserved for low- and moderate-income. The project included a rezone, General Plan Amendment, and Community Plan Amendment:

- Rezone: The rezone modified the existing A70 (Limited Agriculture) and (Rural Residential) use regulations to S88 (Specific Plan Area) for the Harmony Grove Village South (HGVS) Specific Plan. This change updated development standards for the site, including minimum lot size, building type, height, setbacks, open space requirements, and Special Area Regulations.



- General Plan Amendment: The General Plan Amendment (GPA) increased residential density from 174 units to 453 units and added a commercial component. The amendment changed the regional land use category from Semi-Rural to Village. It also updated land use designations from Semi-Rural 0.5 (1 unit per 0.5–2 acres) to Village Residential 10.9 (10.9 units per acre) and Neighborhood Commercial. Portions of the site will retain the current Semi Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres) land use designation.
- Community Plan Amendment: The Community Plan Amendment revised the Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan to incorporate the project into the Harmony Grove Village Specific Plan Area. This included updates to Policy LU-2.2.1, related text changes, and amendments to Figures 1 and 3 to reflect the expanded village boundary.

## 2.2 Zoning Ordinance Updates

The County administers its General Plan primarily through its [Zoning Ordinance](#). The General Plan identifies general land use designations while the *Zoning Ordinance* identifies specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan, and changes in the General Plan may require an update to the Zoning Ordinance. The Zoning Ordinance must also be consistent with State law. Thus, changes to State law or the General Plan may require an update to the Zoning Ordinance.

## 2.3 Annexations

*Annexations* transfer land into or out of the unincorporated area where the County has land use jurisdiction. Land may be incorporated into a neighboring city's jurisdiction, State lands, or tribal governments may purchase land to undergo a federal land transfer, converting the land to tribal jurisdiction. Tribal land transfers are considered complete once the Bureau of Indian Affairs (BIA) sends out their Notice of Determination. These annexations may affect the County's housing capacity and existing housing stock in the unincorporated area if the land that was transferred into or out of the County's land use jurisdiction was designated for housing development or contained existing housing. There were no tribal land transfers or interjurisdictional annexations during calendar year 2025. Therefore, there were no impacts to the County's land designated for housing development or changes to existing housing within the County's unincorporated land due to annexations or tribal land transfers.

### 3 Housing Development Process & Updates

The process to build new housing in the unincorporated area of the County begins when an application is submitted. There are two review processes that a housing development application received by PDS goes through depending on the specific type and details of a given project – ministerial and discretionary. Housing development applications that go through the *discretionary* process, which requires a vote of approval from the relevant approving authority: Director of PDS, Zoning Administrator, County Planning Commission, or County Board of Supervisors. Figure 1 below demonstrates the stages a discretionary housing project may go through before being allowed to start construction. *Ministerial* (also referred to as “by-right”) project applications are reviewed and approved based on objective criteria. All discretionary housing development projects also go through the ministerial process upon discretionary approval to receive the appropriate permit(s) to start construction. More information on the two types of permits, discretionary and ministerial, can be found in this section.



FIGURE 1: HOUSING PERMITTING LIFECYCLE

It is noted that discretionary applications can include a wide variety of projects ranging from large renewable energy projects to warehouses to multi-family homes. However, the GP APR focuses only on those discretionary projects that are anticipated to add new housing units to the County’s housing stock within its jurisdiction in the unincorporated area.

#### 3.1 Discretionary Process

Figure 2 summarizes the basic discretionary process.

1. The applicant has a pre-application meeting with the Project Planning division in PDS.
2. The applicant submits their application to develop a property for housing involving lot *subdivisions* (i.e., the division of a tract of land into defined lots) and/or multiple housing units.
3. The applicant must receive approval from private service districts (e.g., water and/or sewer district(s)) and potentially other County departments or independent agencies for a completed

application. Depending on the specific details of the project and location, an environmental review may be necessary to meet [California Environmental Quality Act \(CEQA\)](#) requirements.

4. The project is presented to the designated authority for approval: Director of PDS, Zoning Administrator, [County Planning Commission](#), or the [County Board of Supervisors](#).
5. Once a housing development project has received approval under the discretionary review process, the applicant then can apply for a grading and/or building permit to begin the construction phase of the project.



FIGURE 2: DISCRETIONARY PROCESS

### 3.2 Ministerial Process

Development projects that are compliant with existing land use designations or are project types incentivized under State streamlining processes (e.g., in line with specific state legislation) are eligible to begin the project permitting process through the *ministerial* (also referred to as “by right”) process, as shown in Figure 3. As such, the State and the County are working to make more housing types eligible to go through the ministerial process.

It is important to note that some projects contain multiple components (e.g., a project may require the creation of a *Specific Plan* to allow for the densities it plans for; following that, a *Tentative Map* can be required to ensure that the subdivision into individual lots complies with the Specific Plan. This must be completed prior to applying for ministerial building permits), in which some components of the project may be eligible to be approved ministerially, while other components of the project may need to go through the discretionary process to get approved. All discretionary projects must also undergo a ministerial building permit process to obtain the required permits to start construction.

After a house is built, a final inspection of the building is conducted to ensure it meets all requirements for health and safety before allowing someone to move into the home. Once a home passes the final inspection, the housing unit is designated as *complete*.<sup>1</sup>

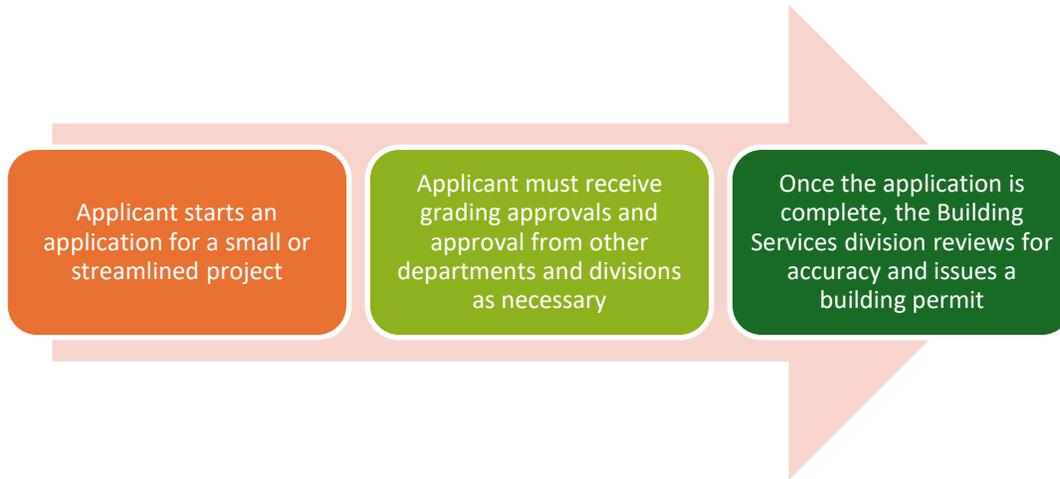


FIGURE 3: MINISTERIAL PROCESS

### 3.3 Housing Development Timeline & Considerations

#### Permit & Development Process Lifecycle

The time to bring a housing development project from project concept to getting approved through the permitting process(es) to a constructed home ready for move-in varies greatly depending on the specific details of the project and individual project applicants. Not all project applicants with approved discretionary housing applications will apply for grading and building permits to start construction immediately or at all, due to various factors affecting the feasibility of construction outside of the County

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<sup>1</sup> The designation of a housing unit as complete upon passing the final inspection is equivalent to having received a Certificate of Occupancy (COO). PDS does not currently provide a physical Certificate of Occupancy.

permitting process and County’s purview, such as financing, supply chain issues, labor availability, and shifts in market conditions. It is also unlikely that a housing project would be approved, complete site preparation, get issued a building permit, and be constructed within the same calendar year. Housing projects and the respective housing units anticipated or built reported in the following sections may reflect projects submitted or approved, respectively, in previous calendar years. Likewise, projects reported as submitted in calendar year 2025 will likely be reflected in further phases of the project permitting and development lifecycle in future calendar years’ GP APR reports.

### Anticipated Housing Units

As discussed in the previous sections (3.1 and 3.2), projects to develop housing may be approved through two separate yet interrelated processes: discretionary and ministerial. Housing units anticipated to be built through a residential development project feed into a “pool” of all housing units anticipated to be built. Both the discretionary and ministerial processes feed into this “pool.” It is important to keep in mind that potential housing units in the “pool” still must be constructed, in which various factors outside of the County permitted process and County’s purview, such as supply chain issues, financing, and labor availability, may impact whether a housing unit ultimately gets built. Figure 4 below demonstrates the pool concept for potential housing units from both permit pathways.

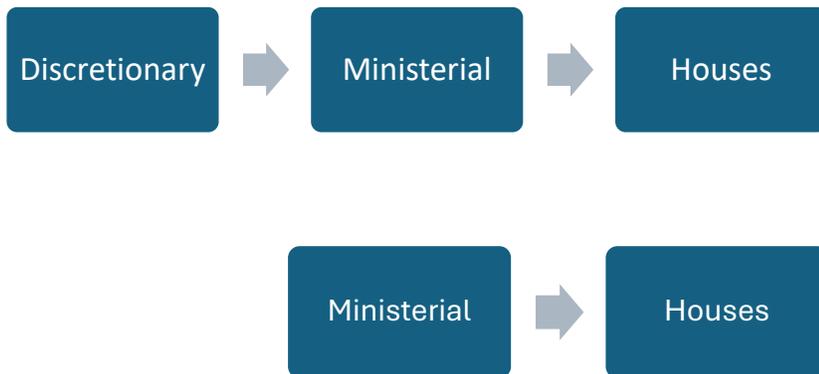


FIGURE 4: POOL OF POTENTIAL HOUSING UNITS

### 3.4 New State Laws Related to Housing Development

The California State Legislature has passed multiple pieces of legislation over the last several years that have sought to greatly encourage housing production and affordable housing. On July 1, 2025, Senate Bill (SB) 1123 went into effect and updated SB 684 (2024) to allow up to 10 units on vacant, single-family properties. These bills apply in census-designated urban areas, which include many major villages, such as Spring Valley, Fallbrook, Ramona, and Alpine, but does not apply in more rural villages, like Julian or Borrego Springs. Other new streamlining legislation from 2025 includes Assembly Bill (AB) 507, which makes adaptive reuse a by-right process, and SB 625, which streamlines permitting for neighborhoods recovering from disasters.



In 2025, AB 130 was signed into law and became effective immediately, establishing CEQA streamlining for certain qualifying housing projects with densities of at least 15 dwelling units per acre in unincorporated areas. SB 131 was also signed into law in 2025, providing CEQA streamlining for farmworker housing and for certain infrastructure projects associated with housing developments. AB 3093, passed in 2024, does not change housing development processes but introduces new reporting requirements for the 2025 Annual Progress Report (APR). The law's intent was to require local jurisdictions to plan for the housing needs of individuals experiencing homelessness or in the lowest income households. Starting in the 7<sup>th</sup> Housing Element cycle in 2029, jurisdictions will have to report progress on housing allocations received for two new additional affordability categories (Acutely Low, 0-15% AMI and Extremely Low, 15-30% AMI). The 2025 GP APR report template has been modified to accommodate these two new categories. Jurisdictions must also now provide detailed data to HCD on student housing, ministerial versus discretionary permits, units applied for and approved or denied, demolitions, and housing production of rental or for-sale within each income category. Reports must also include information on projects using the Streamlined Ministerial Approval Process (SMAP), density bonus applications and concessions, progress on open space element updates with tribal consultation, and units by income level within opportunity areas, all aligned with state guidelines. Additionally, AB 2580 (2024) requires jurisdictions to report new historic designations, and AB 2667 (2024), requires data on Opportunity Area designations of each housing project reported in the APR.

### **3.5 Housing Projects Applications Related to State Law**

Under SB 9, PDS processes Tentative Parcel Maps (TPMs) for subdivisions into two lots through the ministerial process. In 2025, eight SB 9 TPM applications were submitted for 15 anticipated housing units. Table 1 shows the applications submitted through the SB 9 TPM subdivision process.



TABLE 1: SUBMITTED SB 9 APPLICATIONS 2025

2025 Submitted SB 9 Applications			
ID	Project Name	Community	Housing Units*
TPM-21474	Sachdeva TPM SB-9	Escondido	2
TPM-21481	Efseaff TPM SB-9	Rancho Santa Fe	1
TPM-21483	Aljbory TPM SB-9	El Cajon	2
TPM-21487	Doyer TPM SB-9	El Cajon	2
TPM-21491	Melendrez	Spring Valley	2
TPM-21496	Farrell SB-9	Fallbrook	2
TPM-21497	Fradi	El Cajon	2
TPM-21498	SB-9 York	Vista	2
<b>Total</b>			<b>15</b>

\*Note 1. Number references net dwelling units (total proposed dwellings minus existing dwellings)

Note 2. Data as of March 5, 2026.

Table 2 shows the SB 9 projects approved in 2025 and the anticipated housing units associated with these approved SB 9 projects. There were three SB 9 lot split projects approved for five new anticipated housing units.

Housing units associated with SB 9 projects (submitted and approved) are considered to be anticipated, not guaranteed, as the actual new housing units for these projects will be determined once the project moves further along in the permit and development process lifecycle.



TABLE 2: APPROVED SB 9 APPLICATIONS 2025

2025 Approved SB 9 Applications			
ID	Project Name	Community	Housing Units*
TPM-21443	SB-9 2-Lot TPM	Spring Valley	2
TPM-21470	Kirovski TPM SB-9	Escondido	1
TPM-21474	Sachdeva TPM SB-9	Escondido	2
<b>Total</b>			<b>5</b>

\*Note 1. Number references net dwelling units (total proposed dwellings minus existing dwellings)

Note 2. Data as of February 9, 2026.



## 4 Discretionary Housing Projects

Discretionary housing projects can cover a variety of projects for different housing types. The following sections will describe each private housing development application type and associated anticipated housing units in more detail. Tables 3 and 4 showing the new discretionary housing projects submitted and approved during 2025, respectively, also indicates the number of deed restricted units. Deed restricted units have a private restriction on the income level of the occupants to ensure housing is available for all income levels.

The discretionary process rarely takes place within a single calendar year, as the approval and revision processes may include various steps, such as environmental review under CEQA, and may also involve other non-County private and public entities; therefore, timing for housing projects moving through the discretionary process is variable depending on the specific details and requirements for a given project. As such, discretionary housing project applications submitted and approved may reflect projects started in different calendar years.

### 4.1 Discretionary Housing Projects

In 2025, 30 new discretionary applications (40 actions) for unique housing projects were submitted for 489 anticipated housing units (Table 3). There were eight discretionary applications approved for unique housing projects (14 actions) during calendar year 2025 for 471 anticipated housing units (Table 4).

#### Discretionary Housing Project Applications Submitted

There are many different types of discretionary housing projects depending on the details of the project. Table 3 shows the new discretionary project applications submitted by project type. A *Tentative Map* (TMs) is the subdivision of a lot or lots into a total of five lots or more. In 2025, nine Tentative Maps were submitted for 436 housing units. *Tentative Parcel Maps (TPMs)* are used to subdivide land into four lots or less. In 2025, 14 Tentative Parcel Map applications were submitted for 38 housing units.

A Site Plan is a type of discretionary permit that is required prior to the construction of a project. As required by the Zoning Ordinance, which defines how specific geographic zones can be used, *Site Plans* show the physical site design, vehicle and pedestrian access, and the interrelationship of these elements. They also establish conformance with community design guidelines and Zoning Ordinance regulations, such as parking, setbacks, height, signage, and landscaping. Site Plans are reviewed for conformance with CEQA to determine if the project may have any impact on the environment. Typical topics reviewed for CEQA include biological resources, cultural resources, noise, and traffic. Residential Site Plan (STP) projects do not subdivide lots and are typically for housing types that include multi-family housing. In 2025, eight residential Site Plans were submitted for 15 housing units.

Other actions associated with the projects listed below in Table 3 include five density bonus applications, as well as a General Plan Amendment and Specific Plan Amendment for the Harmony Grove Village Live/Work project, which includes the development of 27 live/work units on a two-acre site within the now built out Harmony Grove Village (HGV). The site is currently designated for office and retail use, but the Specific Plan did contemplate the ability for this site to be converted to live/work units. The Project includes a General Plan Amendment to revise the San Dieguito Community Plan, a Specific Plan



Amendment to modify the Harmony Grove Village Specific Plan, a Tentative Map, Major Use Permit Modification and a Site Plan which is subject to Board approval.

As mentioned previously, there may be changes to the housing units made to submitted discretionary projects as the project moves through the discretionary review and approval process. Therefore, it is not guaranteed that all the submitted discretionary applications will be approved with the anticipated housing unit totals shown in Table 3. Future years' APRs may include discretionary applications submitted in 2025 (in this report) as approved discretionary applications in future years.

An application for college dormitories was also submitted, but did not receive density bonus; therefore, does not meet the criteria for reporting within the GP APR.

TABLE 3: SUBMITTED DISCRETIONARY APPLICATIONS BY PROJECT TYPE 2025

2025 Submitted Discretionary Housing Applications by Project Type					
Project Type	ID	Project Name	Community	Deed Restricted Units	Housing Units*
TM	TM-5658	Tentative Map Reversion to Acreage	Valley Center		1
TM	TM-5659	McCrink Option Property	San Diego	2 Very Low	37
TM	TM-5660	Harmony Grove Village Live/Work	Escondido		27
TM	TM-5661	Rincon Lakeside	Lakeside	10 Very Low	103
TM	TM-5662	Tentative Map 9061 Avocado Street Spring Valley, CA 91977	Spring Valley		13
TM	TM-5663	Quail Ridge TM	El Cajon		0**
TM	TM-5664	The Arbors	Fallbrook	3 Very Low	36
TM	TM-5665	915 9th Street	Ramona	6 Very Low 5 Moderate	85
TM	TM-5666	Fallbrook - Allen Site	Fallbrook		134
				<b>TM Total</b>	<b>436</b>
TPM	TPM-21471	Grove Road TPM	El Cajon		5
TPM	TPM-21472	Mora Tentative Parcel Map	Vista		2
TPM	TPM-21475	Ibrahim Tentative Parcel Map	Escondido		3
TPM	TPM-21476	Euclid TPM	El Cajon		2
TPM	TPM-21477	Vesper TPM	Valley Center		3
TPM	TPM-21480	Central TPM	Spring Valley		2
TPM	TPM-21482	Shellstrom Lot Split	Jamul		4
TPM	TPM-21485	1255 Horsemill Way TPM	El Cajon		1
TPM	TPM-21489	464 Stewart Canyon Road	Fallbrook		2
TPM	TPM-21490	13843 Woods Valley	Valley Center		1
TPM	TPM-21492	Sial TPM	El Cajon		2
TPM	TPM-21493	Tavern Tentative Parcel Map	Alpine		4



<b>TPM</b>	TPM-21494	Lakeside Minor Subdivision	Lakeside		3
<b>TPM</b>	TPM-21495	David Sunrise TPM	Vista		4
				<b>TPM Total</b>	<b>38</b>
<b>Site Plan</b>	STP-25-001	Salama Site Plan	El Cajon		5
<b>Site Plan</b>	STP-25-009	Lakeshore Units	Lakeside	1 Low	8
<b>Site Plan</b>	STP-25-011	Central TPM	Spring Valley		Included in TM
<b>Site Plan</b>	STP-25-013	11436 El Nopal	Lakeside		Included in TM
<b>Site Plan</b>	STP-25-018	Vista De La Cresta	Escondido		1
<b>Site Plan</b>	STP-25-022	Raugewitz-Smith Residence	Julian		1
<b>Site Plans</b>	STP-25-023	Ackad Residence	Del Mar		Included in TM
<b>Site Plans</b>	STP-25-024	Fallbrook-Allen Site	Fallbrook		Included in TM
				<b>Site Plan Total</b>	<b>15</b>
<b>Total</b>		<b>Projects</b>	<b>30</b>	<b>Housing Units</b>	<b>489</b>

\*Note 1. Number references net dwelling units (total proposed dwellings minus existing dwellings)

\*\*Note 2. These projects are for condominium conversions and would not result in additional housing units.

Note 3. Data as of February 9, 2026.

## 4.2 Discretionary Housing Project Applications Approved

There were eight discretionary applications approved for unique housing projects (14 actions) during calendar year 2025 for 471 anticipated housing units.

In 2025, two TMs were submitted for 460 housing units. 453 of these anticipated housing units came from the Harmony Grove Village South project. This project was 10% affordable with 5% (23) housing units in the Low and 5% (23) housing units in the Moderate affordability category respectively. There were also three TPMs approved for nine anticipated housing units, and three Site Plans with two anticipated housing units approved in 2025.

Other discretionary actions were approved with the Harmony Grove Village South project. An application for a convalescence home was approved for 66 resident beds; however, these residential beds are excluded from housing unit totals reportable to HCD, as they do not meet the State’s definition of a “housing unit” for the GP APR.



TABLE 4: APPROVED DISCRETIONARY APPLICATIONS BY PROJECT TYPE 2025

2025 Approved Discretionary Housing Applications by Project Type					
Project Type	ID	Project Name	Community	Affordability Category	Housing Units*
TM	TM-5626	Harmony Grove Village South	San Marcos	10% affordable (23 Low; 23 Moderate)	453
TM	TM-5636	Spring Valley Housing	Spring Valley		7
				<b>TM Total</b>	<b>460</b>
TPM	TPM-21323	Oro Verde Parcel Map	Escondido		2
TPM	TPM-21454	Moreno Lot Split TPM 2 Lot	Lakeside		2
TPM	TPM-21455	Johnson Standard TPM	El Cajon		5
				<b>TPM Total</b>	<b>9</b>
Site Plan	STP-18-011	HGVS Site Plan for Vesting TM	San Marcos		Included in TM
Site Plan	STP-23-019	Mikha Residence STP	La Mesa		1
Site Plan	STP-25-002	11th and D Street Checklist Exemption	Ramona		1
				<b>Site Plan Total</b>	<b>2</b>
<b>Total</b>		<b>Projects</b>	<b>8</b>	<b>Housing Units</b>	<b>471</b>

\*Note 1. Number references net dwelling units (total proposed dwellings minus existing dwellings)

Note 2. Data as of February 9, 2026.

Now that these discretionary applications are approved, the applicants can move onto the next stage in the permitting process, including obtaining grading and building permits. Once a discretionary project is approved, PDS considers the project to be “entitled.”

### 4.3 Discretionary Project Revisions and Time Extensions

Applicants may request additional time through time extension applications to receive more time to further their discretionary applications that were approved in prior years. They may also revise discretionary project applications, even for discretionary applications that were approved in prior years. Discretionary project revisions may change the number of housing units for a given project, which if approved in a prior year, would be reported in that GP APR for the year of the initial project approval. Since revised discretionary projects are not *newly* submitted or approved discretionary projects, they are not included in the 2025 GP APR. However, project revisions that change the number of housing units for a given project will change the overall number of housing units in the “pool” that could be built in the future. There were no discretionary project revisions in 2025.

Two time extensions of note are the Ocean Breeze Ranch project, which was extended in April 18, 2025 for 394 housing units and the Nordahl project for four housing units, extended on December 23, 2025.



## 5 RHNA & Completed Homes

### 5.1 Overview of RHNA

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. The California Housing and Community Development (HCD) department determines how much housing at various affordability levels is needed in each region. In the San Diego region, the San Diego Association of Governments (SANDAG) develops a methodology to allocate that housing need to local jurisdictions in the region, including the County for the unincorporated area within its land use jurisdiction. Local governments are responsible for updating their Housing Elements every eight years to provide sufficient land use and zoning capacity to accommodate their share of housing for each affordability level, as measured by the land use capacity for homes. The SANDAG Board of Directors approved the final Regional Housing Needs Allocation (RHNA) Plan for the sixth (6<sup>th</sup>) cycle on July 10, 2020. The allocation of homes for each housing element cycle are independent and are non-cumulative. This means that housing units from a previous cycle do not “roll over” into subsequent cycles. For the RHNA sixth cycle from 2021 to 2029, the entire region has been allocated 171,685 housing units to meet the region’s need for new housing to be added to the housing stock. Of the regional allocation, the unincorporated County has been allocated 6,700 housing units. This Report tracks the progress towards meeting the allocation annually. The housing units associated with projects that have been issued building permits to start construction (*permitted housing units*) serve as the measure for tracking progress towards the RHNA housing goal.

The affordability categories are based on each jurisdiction’s Area Median Income (AMI) and the average federal interest rate for the calendar year. This means the ranges for each affordability category change from year to year to reflect the current market. The AMI for San Diego County for 2025 was \$130,800 and the federal interest rate used to allocate housing units into the RHNA affordability categories was 7.04%. New permitted housing units for the calendar year are categorized according to the following RHNA affordability categories: Acutely Low (0-15% AMI), Extremely Low (15-30% AMI), Very Low (30-50% AMI), Low (51-80% AMI), Moderate (81-120% AMI), and Above Moderate (above 120% AMI). This year, this Report introduces two new income categories, Acutely Low and Extremely Low income, added by AB 3039 (Ward, 2024). The addition of these two income categories was intended to require regions and local governments to develop targeted programs and strategies in their Housing Element that cater to the needs of Californians at the lowest end of the income spectrum, including homeless individuals and those at risk of homelessness. Previously, all units affordable to households earning under 50% of AMI were reported in the Very Low affordability category. Under the new categories, units affordable to households earning up to 15% of AMI will be reported as Acutely Low income, and units affordable to households earning more than 15% but up to 30% of AMI will be reported in the Extremely Low affordability category. The 30% to 50% range will now be the threshold for Very Low income. Given that the new categories were not included in the current RHNA cycle allocation, units falling within the Acutely Low and Extremely Low affordability categories will be counted toward the Very Low category allocation. The County will be expected to report progress in these categories starting in the 7<sup>th</sup> cycle RHNA, when the County has received allocations for these new categories.



Housing units counted under the RHNA affordability categories may not all be considered *affordable housing*, which refers to housing in which the occupant is not paying more than 30% of gross income, including utilities, for housing costs (rent or mortgage; U.S. Housing and Urban Development).<sup>2</sup> Affordable housing may also be *deed-restricted*, placing restrictions on the recorded deed for how the property may be used. The affordability categorizations are based on current market data or where deed-restricted units are specified. For example, Alvarado Senior Village (now known as Mirasol Meadows) includes 53 deed-restricted permitted housing units (plus a manager’s unit) with 42 units as Extremely Low and 11 units as Very Low. The additional permitted housing units in the Very Low affordability category shown in Table 5 were classified based on market research. The State requires sorting housing units into affordability categories when a building permit is issued to provide a picture of what the anticipated additional housing units to the housing stock may look like for local jurisdictions as part of understanding broader housing needs across the State and addressing the housing crisis.

## 5.2 Completed Housing Units

The County tracks permitted housing units, as well as housing units that are complete, which are those housing units that have been built with the final inspection passed and are ready for move-in. Permitted and completed housing units for 2025 are provided in Table 5 by affordability category. While permitted housing units are the relevant measure for RHNA, completed housing units are also shown below to provide a view of housing development progress through actualized housing units in 2025. Homes may take more than a single calendar year build, due to the specific details of a given project and factors, like supply chain issues, labor availability, or financing that may impact construction of that project. Thus, a home that was issued a building permit may not necessarily be completed and ready for move-in during the same calendar year.

The completed housing units shown in Table 5 includes the [La Sabila](#) project, a 100% affordable housing development in North San Diego County offering 85 apartments for residents ages 55 and older, including one manager’s unit. This project includes 42 units reserved for adults 62+ years who are exiting

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<sup>2</sup> The 30% of income threshold serves as the indicator of housing affordability to ensure that households have enough money available to pay for other essential needs, such as food, transportation, and healthcare.



homelessness. Twenty-one of these housing units are deed-restricted as Extremely Low and 21 are deed-restricted as Very Low. The County is also in the process of developing an Inclusionary Housing Ordinance to help facilitate the building of affordable housing at the Very Low and Low affordability levels.

TABLE 5: HOUSING UNITS PERMITTED AND COMPLETED BY AFFORDABILITY CATEGORY 2025

2025 Housing Units Permitted and Completed by Affordability Category		
Affordability Category	Permitted Housing Units	Completed Housing Units
Acutely Low	0	0
Extremely Low	42	21
Very Low	34	58
Low	165	153
Moderate	94	119
Above Moderate	597	592
<b>Total</b>	<b>932</b>	<b>943</b>

Note 1. Data as of March 4, 2026.

Note 2. The Acutely Low and Extremely Low affordability categories were added for reporting in 2025 by recently enacted state legislation (AB 3093).

### 5.3 Regional Housing Needs Assessment (Sixth Cycle) Progress

Table 6 shows the County’s progress towards meeting its RHNA allocation in the sixth housing cycle. The sixth housing cycle is from 2021 to 2029, however due to variations in reporting years across the state, half of the transition year 2020 counts towards the sixth cycle. The County issued permits for 6,577 housing units between July 1, 2020, and December 31, 2025, meeting 98% of the total RHNA allocation. As can be seen in Table 6, the County has already surpassed the goal for the Low, Moderate, and Above Moderate affordability categories. However, meeting the goal for the Very Low affordability category continues to be an area of challenge, as housing meeting Very Low affordability generally requires subsidies, grants, and/or other forms of financial assistance for development.

The County did not have any permitted housing units that fell into the new Acutely Low affordability category in 2025. There were 42 housing units that fell into the Extremely Low affordability category in 2025. Therefore, Table 6 does not reflect the Acutely Low category, as there were no housing units that fell into this category and there is no allocation for this category for the current 6<sup>th</sup> RHNA cycle. Table 6 combines the Extremely and Very Low affordability categories, as a separate allocation for the Extremely Low category has not been made for the current RHNA cycle. Extremely Low housing units are counted towards the allocation for Extremely/Very Low.



TABLE 6: 6<sup>TH</sup> CYCLE RHNA PROGRESS

	Extremely/ Very Low  (15-50% of AMI)	Low  (50-80% of AMI)	Moderate  (80-120% of AMI)	Above Moderate  (Over 120% of AMI)	Subtotal
<b>RHNA Allocation</b>	1,834	992	1,165	2,709	<b>6,700</b>
<b>Permitted Housing Units During 6<sup>th</sup> Cycle</b>					
Jul. 1, 2020 to Dec. 31, 2020	12	27	169	193	<b>401</b>
Jan. 1, 2021 to Dec. 31, 2021	46	318	398	663	<b>1,425</b>
Jan. 1, 2022 to Dec. 31, 2022	132	181	235	963	<b>1,511</b>
Jan. 1, 2023 to Dec. 31, 2023	101	174	215	730	<b>1,220</b>
Jan. 1, 2024 to Dec. 31, 2024	149	285	224	430	<b>1,088</b>
Jan. 1, 2025 to Dec. 31, 2025	76	165	94	597	<b>932</b>
<b>Total RHNA Progress</b>					
<b>Units</b>	516	1,150	1,335	3,576	<b>6,577</b>
<b>Percentage</b>	28%	116%	115%	132%	<b>98%</b>

Note 1. Data as of March 4, 2026.

Note 2. Extremely Low permitted housing units are counted in the Very Low category, as a separate allocation for the new Acutely and Extremely Low affordability categories have not been made for the 6<sup>th</sup> cycle.

Note 3. A portion of the totals from 2020 was allowed to be counted towards the 6<sup>th</sup> cycle RHNA progress.

### ADUs & Affordability Categorization

The permitted housing units allocated across the affordability categories reflect various types of housing that are counted by the State, including single-family homes, multifamily housing, manufactured/mobile homes, and Accessory Dwelling Units (ADUs). Market data was used to determine the affordability level of each housing unit (see Appendix 3 for an explanation of the methodology). The overall make-up of the types of permitted housing units within each affordability category differs. For example, ADUs made up almost 43% (403) of the overall permitted housing units. Approximately 59% (20) of the permitted housing units in the Very Low affordability category were ADUs. Eighty-two percent (135) were ADUs in the Low category, 78% (73) were ADUs within the Moderate category, and 29% (175) were ADUs in the Above Moderate affordability category.



## 5.4 Housing Production and Capacity Portal

The 2011 General Plan identified the total capacity for 239,948 housing units in the unincorporated area, including existing homes. The remaining capacity for housing development under the General Plan reflects changes in land use capacity from annexations, changes in conservation lands, and General Plan Amendments that can increase or decrease capacity for housing development, as well as approved discretionary projects that reduce the remaining capacity under the General Plan based on the current model.<sup>3</sup> The County continues to track development and ensure there is sufficient capacity remaining to meet RHNA.

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<sup>3</sup> Currently, the capacity estimate does not reflect constructed housing units that have been completed.



## 6 Housing Element & Policies

The County of San Diego Board of Supervisors (Board) is dedicated to addressing the housing crisis through implementing the Housing Element that was approved in 2021 and through additional Board directed actions. The State of California requires jurisdictions to report on their progress in implementing the Housing Element.

### 6.1 Housing Element Implementation Plan Progress

The Housing Element acts as a guiding document to what the County is doing to support housing development. It includes an implementation plan that lays out the policies and programs the County is committed to completing during the 6<sup>th</sup> cycle (2021 – 2029) that will increase housing production and access. This section highlights some of the actions completed in the calendar year 2025. For a full report of all implementation items and their status, see Appendix 1 Table D.

#### 6.1.1 Proactive Housing Rehabilitation Resources

To support Program 3.6.7.C Proactive Housing Rehabilitation Resources, San Diego State University (SDSU) students worked in partnership with PDS and HCDS to expand tools and outreach materials to support the County’s existing Home Repair Grant and Loan Programs. In 2025, the SDSU students completed an unincorporated area housing rehabilitation needs analysis, identifying areas with concentrated repair needs. This effort produced a prioritization framework and outreach materials to connect homeowners to financial assistance, educational resources, and alternative rehabilitation funding opportunities. These materials help residents maintain safe and stable housing and reduce the risk of displacement associated with repair needs.

#### 6.1.2 Development Feasibility Analysis

A core part of outreach and engagement for all Housing Element programs is coordination and outreach with developers, buildings, and property owners (Program 3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners). As part of the Development Feasibility Analysis effort, staff engaged property owners, developers and builders in interviews, stakeholder meetings, and public workshops to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. These conversations helped inform the recommendations being brought forward as part of the DFA in Fall 2025. In addition, the completion of this program was detailed in the Housing Initiatives Update, which was provided to the County Board of Supervisors in Fall 2025.



## Appendix 1 – Annual Housing Element Progress Report

Each jurisdiction (city council or board of supervisors) must prepare an Annual Progress Report (APR) on the jurisdiction’s status and progress in implementing its housing element (Government Code Section 65400(2)(B)). The following pages include information on entitled projects, building permits issued, and Certificates of Occupancy. Entitled projects are considered to be discretionary projects approved by the Board, Planning Commission, or PDS Director. Certificates of Occupancy are analogous to completed building permits issued by the Building Division. The format of the following tables is established by the State of California, Department of Housing and Community Development (HCD) and the information is transmitted to HCD electronically.

<b>Section</b>	<b>Description</b>
Start Here	General information
Table A	Housing development applications submitted
Table A2	Annual building activity report summary – new construction, entitled, permits, and completed units
Table B	Regional Housing Needs Allocation progress
Table C	Sites identified or rezoned to accommodate shortfall housing need and no net loss law
Table D	Program implementation status
Table E	Commercial development bonus approved
Table F	Units rehabilitated, preserved, and acquired for alternative adequate sites
Table F2	Above Moderate Income units converted to Moderate Income
Table G	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
Table H	Locally Owned Surplus Sites
Table J	Density Bonus for Low Income student housing
Table K	Tenant Preference Policy
LEAP Reporting	Local Early Action Planning (LEAP) Reporting
Summary	Overview of data provided in Appendix 1



## **Appendix 2 – Housing Successors to Redevelopment Agencies**

On January 24, 2012, the County of San Diego was designated as the Successor Agency to the Redevelopment Agency. The Successor Agency is required to oversee the closeout of the former Redevelopment Agency’s operations. In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, a status update is provided of the assets of the two redevelopment areas, known as Gillespie and the Upper San Diego River Improvement Project. The County of San Diego Housing and Community Development Services has the responsibility of monitoring these developments annually and tracking the Low and Moderate Income Housing Fund. Fiscal Year 2022-23 asset balances are identified in Attachment B. The Comprehensive Annual Financial Report outlines the financial activity for the Low and Moderate Income Housing Fund, as required by law.

### **Attachments**

SB 341 Compliance Report and its Attachment A and B

Comprehensive Annual Financial Report (excerpt)



## Appendix 3 – Methodology

### Point-in-Time Data

Data reported in the General Plan and Housing Element Annual Progress Report (GP APR) reflects a point in time as of the date that the data was extracted from the department's database. Data for housing projects moving through the permitting process is dynamic. For example, projects may be changed or withdrawn by the applicant, or projects may be approved or denied for a permit(s). Therefore, data pulled at a later date will reflect changes and updates to projects, which may adjust totals for projects and housing units associated with a given project.

### Housing Units Permitted and Completed

Permitted housing units are the housing units associated with residential projects where a building permit has been issued to allow construction to begin. Completed housing units are the housing units associated with residential projects that have been constructed and have passed the final inspection and are now ready for move-in. Issued and completed permits between January 1 – December 31, 2025, along with reissued permits after 7/1/2020 for the respective reporting period, were extracted from the database on January 20, 2026. These three datasets were combined into a single dataset, which were then de-duplicated and cleaned.

The address and type of structure for each record was extracted from the Description field. Records were classified into the Housing and Community Development (HCD) housing types (multifamily, Accessory Dwelling Unit (ADU), manufactured/mobile homes, single-family) based on HCD's categorization criteria, which includes the number of buildings, numbers of single-family dwellings, total housing units, and existing address types to determine the appropriate classification of units associated with each record. Consistent with the requirements for reporting ADUs provided by HCD, ADUs (includes attached and detached) and Junior ADUs (JADUs) associated with a permit were included in the ADUs reported. Square footage for each record was then extracted. However, in some cases it was not possible to extract these values. A manual review was conducted to verify and complete the square footage for any cases that were unable to be identified previously.

Permitted and completed housing units are reported separately in accordance with HCD's instructions. For most projects, it is unlikely that a project would be permitted and completed within the same calendar year. However, for some smaller projects, such as ADUs, a project may be permitted and completed within the same calendar year. Those projects will be counted in the permitted and completed housing unit totals, respectively, as these are separate. Totals for the permitted housing units and completed housing units cannot be added together for an overall total.



## **Submitted and Approved Discretionary Applications**

Discretionary project applications that were submitted or approved between January 1 – December 31, 2025 were extracted on January 26, 2026. Records were cleaned and then categorized according to the categories consistent with the defined criteria from HCD. Housing units associated with these applications on the date of extraction from the database were reported. It is noted that discretionary project applications may be updated, changed, or withdrawn, so the number of applications and associated housing units for these discretionary applications submitted or approved may change in the future.

### **SB 9 Projects**

For Senate Bill (SB) 9 projects, two housing units were allocated to each SB 9 project (i.e., one housing unit for each new lot created after the lot split) if there were no existing housing units on one of the lots, as housing units have resulted in the unincorporated area from County approved SB 9 projects in prior years. If there was a housing unit already existing on the lot prior to the SB 9 lot split, a total of one new housing unit was added to account for an anticipated housing unit on the newly created lot from the split.

### **Home Affordability Calculations for Affordability Categorization**

A household size of four people was used for determining income levels from the HCD State Income Limits for all housing types, except ADUs (see Affordability of ADUs section below for more information). Home Expenses is a variable also included in the calculation to determine the Maximum Affordable Home Price and were provided by HCD as guidelines to use in the calculations. These calculations determine income by household size and the income threshold for each affordability category.

The information provided by HCD was used with data from Zillow to determine the maximum affordable home price at each income level, creating a “home affordability calculator.” The objective of this home affordability calculator was to input the State Income Levels and Home Expenses variables into the calculator to output the Maximum Affordable Home Price and Maximum Monthly Living costs to determine the maximum home price that a buyer can afford based on their maximum monthly payment and other financial factors for a realistic estimate of affordability. A formula was created to calculate the Maximum Affordable Home Price based on a given Maximum Monthly Mortgage Payment, considering factors including interest rate, mortgage period, down payment, property tax, private mortgage insurance (PMI), insurance, utilities, and household size (see Tables 1 and 2). Consistent with HCD guidelines, anything above Moderate Income is classified within the Above Moderate affordability category.



**Table 1: Home Affordability for Household of Four**

Affordability Level	Max. Affordable Home Price	Annual Income	Monthly Income	Max. Monthly Living
Acutely Low	\$21,163.61	\$19,600.00	\$1,633.33	\$490.00
Extremely Low	\$113,446.77	\$49,600.00	\$4,133.33	\$1,240.00
Very Low	\$215,265.86	\$82,700.00	\$6,891.67	\$2,067.50
Low	\$368,148.31	\$132,400.00	\$11,033.33	\$3,310.00
Median	\$363,226.54	\$130,800.00	\$10,900.00	\$3,270.00
Moderate	\$524,132.49	\$156,950.00	\$13,079.17	\$4,577.71

**Table 2: Home Affordability for Household of Two**

Affordability Level	Max. Affordable Home Price	Annual Income	Monthly Income	Max. Monthly Living
Acutely Low	\$9,166.79	\$15,700.00	\$1,308.33	\$392.50
Extremely Low	\$82,993.33	\$39,700.00	\$3,308.33	\$992.50
Very Low	\$164,356.32	\$66,150.00	\$5,512.50	\$1,653.75
Low	\$286,785.32	\$105,950.00	\$8,829.17	\$2,648.75
Median	\$282,786.38	\$104,650.00	\$8,720.83	\$2,616.25
Moderate	\$411,444.49	\$125,550.00	\$10,462.50	\$3,661.88

*Note. A household size of two was used for ADUs.*

Zillow housing records were pulled according to the address and coordinates of the property. If a property record was not found that corresponded to the correct address, a similar property was used based on a search radius, home type, and square footage. The property information, such as price, was then compared to the income level categories calculated by the Home Affordability output.

The Home Affordability output was then used with the Zillow housing records for each permitted and completed housing unit, respectively, to allocate housing units into the appropriate affordability category.

**Affordability of ADUs**

**ADU Rental Price Distribution**

HCD has recommended that the affordability distribution based on market data for ADUs be updated every two years to remain current with local market trends. Data for ADUs available on the market was obtained for the whole San Diego County region using the Zillow API between November 14, 2025 and January 12, 2026, which was then cleaned and transformed for analysis. The average ADU rental price for a household of two was calculated by square footage (in units for the incorporated and unincorporated areas, respectively). The average ADU rental price by square footage was calculated separately for the incorporated and unincorporated areas. For ADUs, a household size of two was considered for



determining income levels from the HCD State Income Limits, due to the size constraints of ADUs (maximum allowable square footage for ADUs is 1,200 square feet). Rental prices were used for classifying ADUs against the HCD State Income Limits. Currently, ADUs on the market are only available for rent, as the County currently does not allow ADUs to be sold separately.

**Average Rental Prices for ADUs by Square Footage**

JURISDICTION	200	300	400	500	600	700
Incorporated	\$ 1,819.73	\$ 1,931.50	\$ 2,266.49	\$ 2,571.63	\$ 2,581.48	\$ 3,032.46
SD County (Unincorporated)	\$ 1,637.75	\$ 1,740.72	\$ 1,653.18	\$ 2,120.20	\$ 2,788.28	\$ 2,482.65

JURISDICTION	800	900	1000	1100	1200
Incorporated	\$ 3,232.34	\$ 3,609.55	\$ 3,875.31	\$ 3,986.53	\$ 4,863.19
SD County (Unincorporated)	\$ 2,654.65	\$ 2,524.76	\$ 2,835.19	\$ 3,601.08	\$ 4,661.43

**“Hot Spot” Analysis**

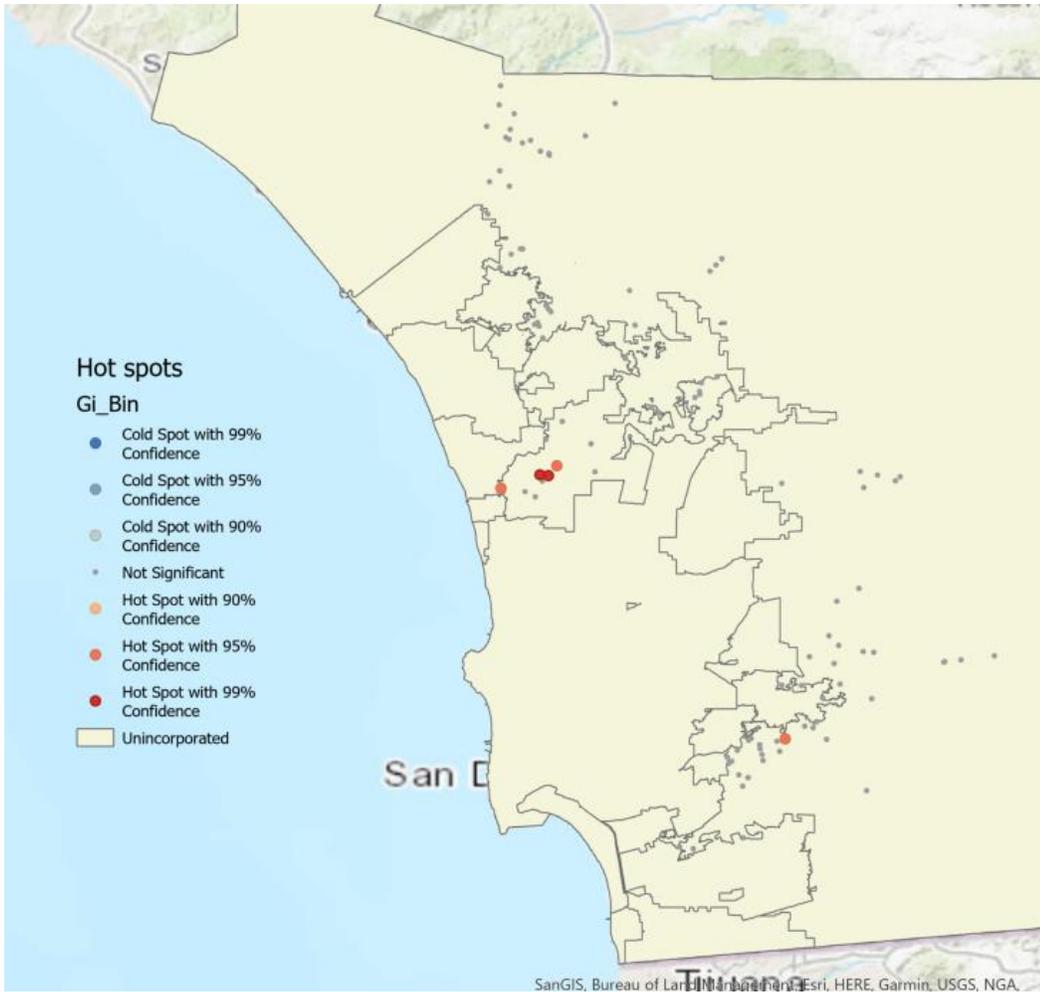
To understand whether the primary driver for ADU rental prices within the County’s unincorporated area is ADU square footage, a spatial analysis to statistically determine “hot spots” was conducted. This analysis was performed to map relationships between ADU locations and rental prices in the associated areas.

As shown in Figure 1, red clusters show a statistically significant concentration of higher rental prices (price per square foot). The red cluster is located in the Rancho Santa Fe area. ADUs in this area and within a three-mile radius all charge higher rental prices per square foot for ADUs. This represents a clear “location premium” effect on ADU rental prices.

Orange points reflect a few scattered individual ADUs that show a higher rental price, but are isolated cases, as nearby ADUs do not show higher prices per square foot.

Grey points indicate that there was no location pattern detected. If any ADUs located in grey areas were selected and similarly sized ADUs were nearby (within three miles), there should be a random mix of higher and lower rental prices for the ADUs. In other words, there would be no geographical pattern to indicate an effect on rental price based on location.

**Figure 1: Concentration Map of ADUs**



**ADU Assignment to Affordability Categories**

A function was created that estimated rental prices for each permitted and completed ADU based on size (i.e., square footage), then classifies these housing units by income level affordability. The approach uses a two-step process:

1. “Hot Spot” Location Premium (Rancho Santa Fe area):  
 If the ADU is located in the Rancho Santa Fe area, it is automatically assigned to the Above Moderate affordability category based on findings from the spatial “hot spot” analysis, which identified this area as having significantly higher rents for ADUs regardless of unit size.
2. Standard Area Classification (all other locations):  
 For ADUs outside the “hot spot” area, a square footage matrix approach was applied:



- Based on the ADU's square footage, the closest average rent price from the unincorporated County rental market data was identified.
- That rental price was then compared to the income-based affordability thresholds.
- The ADU was classified into the appropriate affordability category based on which income group could afford that rent.

This methodology combines geographic market analysis with standardized affordability criteria to provide realistic income-level classifications for assignment of ADUs to affordability categories.

### **Limitations**

Market data used for calculating Home Affordability price ranges and assignment of housing units into affordability categories is dynamic. As such, assignments of housing units may fall within a higher or lower affordability category if market data from a different point in time is used. Housing units near the boundary of a given affordability category are especially susceptible to the timebound dynamics of the market data. In other words, the affordability of a given housing unit is not absolute, unless deed restricted.

Another limitation was identifying comparable units, especially in rural areas. The density of new homes in rural areas is very low. To mitigate the low density, we expanded the search radius to find the closest match based on square footage, home type, and location.

One of the more difficult challenges in assigning affordability categories to ADUs is how to handle ADU use cases. As the intended use(s) of an ADU can vary, there will always be ADUs not accounted for within market data, as ADUs used as home offices or guest houses would generally not be listed. Home offices and guest houses would only be typically made available to friends and family of the ADU owner and would fall outside of what is typically viewable in the market. Therefore, the rental market data used for determining ADU affordability may not fully reflect the range of ADUs and possible rental prices if such ADUs were made available on the rental market.



### Other Updates for 2025 Reporting

For the purposes of the GP APR, HCD defines an entitlement as “a housing development or project which has received all the required land use approvals necessary for the issuance of a building permit (p. 8).” However, HCD recognizes that not all jurisdictions have a formal entitlement process.<sup>4</sup> Currently, the County does not have a separately defined formalized entitlement process. The County considers a discretionary application that has been approved as functionally “entitled,” allowing the applicant to move forward with obtaining grading and building permits. HCD’s reporting structure for the GP APR is intended to track projects that would provide new housing units from submittal through completion, does not include a clearly designated location for reporting approved discretionary projects. These approvals represent an important milestone in the permitting lifecycle for housing projects. As such, in prior years, these projects were listed under HCD Table A “Submitted Applications,” which is limited to project applications submitted during the reporting year. Project applications approved during the reporting year may have been submitted in a prior year. Beginning with the 2025 reporting cycle, approved discretionary projects will instead be reported in Table A2. This change allows projects that are considered functionally “entitled” by the County to more closely align with where they fall within the State’s generalized permitting process lifecycle, providing a clearer and more accurate representation of the County’s progress on housing development.

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<sup>4</sup> California Department of Housing and Community Development. (January 2026). “Annual Progress Report Frequently Asked Questions.” [Annual Progress Report Frequently Asked Questions](#).

**Please Start Here**

General Information	
Jurisdiction Name	San Diego County - Unincorporated
Reporting Calendar Year	2025
Contact Information	
First Name	
Last Name	
Title	
Email	
Phone	
Mailing Address	
Street Address	
City	
Zipcode	

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_30\_26

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></li><li><b>2. Email</b> - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

<b>Jurisdiction</b>	iego County - Unincorporated	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	04/30/2021 - 04/30/2029

<b>Building Permits Issued by Affordability Summary</b>		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	42
	Non-Deed Restricted	0
Very Low	Deed Restricted	11
	Non-Deed Restricted	23
Low	Deed Restricted	0
	Non-Deed Restricted	165
Moderate	Deed Restricted	0
	Non-Deed Restricted	94
Above Moderate		597
<b>Total Units</b>		<b>932</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	4	10
Single-family Detached	476	376	334
2 to 4 units per structure	0	0	8
5+ units per structure	0	65	102
Accessory Dwelling Unit	0	403	407
Mobile/Manufactured Home	0	84	82
<b>Total</b>	<b>476</b>	<b>932</b>	<b>943</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	302	302
Not Indicated as Infill	630	630

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	1,023
Number of Proposed Units in All Applications Received:	1,495
Total Housing Units Approved:	228
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	14	14
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	995	1004
Discretionary	28	491

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	63
Number of Units in Applications Submitted Requesting a Density Bonus	236
Number of Projects Permitted with a Density Bonus	54
Number of Units in Projects Permitted with a Density Bonus	54

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	85
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	County - Unincorporated
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2028

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types			Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bk Applic
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R= renter O= owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 659157?
Summary Row: Start Data Entry Below								0	0	30	0	51	38	0	153	5	162	1056	1495	228	0			
	484-091-42-00	1256 01ST ST . EL CAJON, CA 92021	Salama Site Plan (Counter)	PDS2025-STP-25-001	SFD	O	1/17/2025											5	5			NONE	No	No
	267-060-50-00		McCrink Option Property (Counter)	PDS2025-TM-5659	SFD	O	1/27/2025					2						35	37			NONE	No	Yes
	133-480-01-00		Tentative Map Reversion to Acreage (Counter)	PDS2025-TM-5658	SFD	O	1/8/2025											1	1			NONE	No	No
	493-423-51-00	1565 GROVE RD . EL CAJON, CA 92020	Grove Road TPM (Counter)	PDS2025-TPM-21471	SFD	O	1/30/2025											5	5			NONE	No	No
	184-260-32-00	1653 LONE OAK RD . VISTA, CA 92084	Mora Tentative Parcel Map (Counter)	PDS2025-TPM-21472	SFD	O	2/21/2025											2	2			NONE	No	No
	235-624-01-00	21820 GALLOP WAY . ESCONDIDO, CA 92029	Sachdeva TPM SB-9 (Counter)	PDS2025-TPM-21474	SFD	O	2/25/2025											2	2	2		SB 9 (2021) - Residential Lot Split	No	No
	400-050-58-00	12811 JACKSON HILL DR . EL CAJON, CA 92021	24-165 12811 Jackson Hill Dr TPM (Counter)	PDS2025-TPM-21473	SFD	O	2/25/2025											2	2			NONE	No	No
	241-150-17-00	1604 QUAIL RIDGE RD . ESCONDIDO, CA 92027	Ibrahim Tentative Parcel Map (Counter)	PDS2025-TPM-21475	SFD	O	2/28/2025											3	3			NONE	No	No
	394-110-40-00	12365 LAKESHORE DR . LAKESIDE, CA 92040	Lakeshore Units (Counter)	PDS2025-STP-25-009	SFD	O	3/17/2025											8	8			NONE	No	No
	512-020-25-00	2032 EUCLID AVE . EL CAJON, CA 92019	Euclid TPM (Counter)	PDS2025-TPM-21476	SFD	O	3/14/2025											2	2			NONE	No	No
	188-290-02-00	15107 VESPER RD . VALLEY CENTER, CA 92082	Vesper TPM (Counter)	PDS2025-TPM-21477	SFD	O	4/9/2025											3	3			NONE	No	No
	498-320-41-00	1406 JAMACHA RD . EL CAJON, CA 92019	Aljony TPM SB-9 (Counter)	PDS2025-TPM-21478	SFD	O	4/10/2025											2	2			SB 9 (2021) - Residential Lot Split	No	No
	379-141-14-00	11480 EL NOPAL . LAKESIDE, CA 92040	Rincon Lakeside	PDS2025-TM-5661	SFD	O	4/28/2025					10						93	103			NONE	No	Yes
	503-392-35-00	2442 CENTRAL AVE . SPRING VALLEY, CA 91977	Central TPM (Counter)	PDS2025-TPM-21480	SFD	O	4/24/2025											2	2			NONE	No	No
	303-050-48-00	6570 CALLE TIERRA BLANCA . RANCHO SANTA FE, CA 92087	Efseaff TPM SB-9 (Counter)	PDS2025-TPM-21481	SFD	O	5/6/2025											1	1			SB 9 (2021) - Residential Lot Split	No	No
	504-200-02-00	9061 AVOCADO ST . SPRING VALLEY, CA 91977	Tentative Map 9061 Avocado Street Spring Valley, CA 91977 (Counter)	PDS2025-TM-5662	SFD	O	5/9/2025											13	13			NONE	No	No
	597-041-26-00	14030 SR-94 JAMUL, CA 91935	Shellstrom Lot Split (Counter)	PDS2025-TPM-21482	SFD	O	5/30/2025											4	4			NONE	No	No
	401-171-04-00	1255 HORSEMILL RD . EL CAJON, CA 92021	1255 Horsemill Way TPM (Counter)	PDS2025-TPM-21485	SFD	O	7/9/2025											1	1			NONE	No	No
	398-330-18-00		Quail Ridge TM (Counter)	PDS2025-TM-5663	SFD	O	7/11/2025											0	0			NONE	No	No

















ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Page 1 of 100  
Report Period: 01/01/2024 - 12/31/2024

Element ID	Element Name	Priority	Category	Start Date	End Date	Status	Progress (%)	Notes	Responsible Agency	Funding Source	Amount	Comments
HE-001	Develop a comprehensive housing needs assessment for the city.	High	Planning	2024-01-01	2024-03-31	Completed	100	Assessment completed and report published.	City Planning Department	Local	\$50,000	
HE-002	Conduct a market analysis to identify housing opportunities.	Medium	Market Research	2024-04-01	2024-06-30	In Progress	75	Market analysis report 75% complete.	City Planning Department	Local	\$30,000	
HE-003	Review and update the city's housing element.	High	Policy Development	2024-07-01	2024-12-31	Not Started	0	Review process initiated.	City Planning Department	Local	\$100,000	
HE-004	Engage the community in housing planning discussions.	Medium	Community Outreach	2024-08-01	2024-10-31	In Progress	50	Community meetings held, feedback received.	City Planning Department	Local	\$20,000	
HE-005	Identify potential sites for affordable housing development.	High	Site Identification	2024-09-01	2024-11-30	In Progress	60	Site identification process ongoing.	City Planning Department	Local	\$40,000	
HE-006	Develop a strategy for increasing affordable housing stock.	High	Strategy Development	2024-10-01	2025-03-31	Not Started	0	Strategy development phase beginning.	City Planning Department	Local	\$150,000	
HE-007	Partner with private developers to create affordable housing units.	High	Partnership Development	2024-11-01	2025-06-30	Not Started	0	Partnership development phase beginning.	City Planning Department	Local	\$200,000	
HE-008	Implement a rent stabilization program for existing affordable housing.	Medium	Program Implementation	2025-01-01	2025-12-31	Not Started	0	Program implementation phase beginning.	City Planning Department	Local	\$120,000	
HE-009	Monitor and evaluate the progress of housing element implementation.	High	Monitoring & Evaluation	2025-01-01	Ongoing	In Progress	20	Monitoring and evaluation framework established.	City Planning Department	Local	\$80,000	
HE-010	Report on the progress of housing element implementation to the public.	Medium	Reporting	2025-03-01	2025-03-31	Not Started	0	Reporting phase beginning.	City Planning Department	Local	\$50,000	

















ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation

Map 7 - Housing Element Implementation  
 2024-2025

Element ID	Element Name	Priority	Start Date	End Date	Responsible Agency	Progress Status	Notes
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**ANNUAL ELEMENT PROGRESS REPORT**  
 Housing Element Implementation

Date of Report: 01/01/24  
 Report Period: 01/01/24 - 12/31/24

Element ID	Element Name	Priority	Start Date	End Date	Status	Progress %	Notes	Responsible Party	Budget	Actual	Variance	Comments
HE-001	Element 1	High	2024-01-01	2024-12-31	On Track	100%		John Doe	\$1,000,000	\$1,000,000	\$0	
HE-002	Element 2	Medium	2024-01-01	2024-12-31	On Track	100%		Jane Smith	\$800,000	\$800,000	\$0	
HE-003	Element 3	Low	2024-01-01	2024-12-31	On Track	100%		Mike Johnson	\$600,000	\$600,000	\$0	
HE-004	Element 4	High	2024-01-01	2024-12-31	On Track	100%		Sarah Lee	\$900,000	\$900,000	\$0	
HE-005	Element 5	Medium	2024-01-01	2024-12-31	On Track	100%		David Kim	\$700,000	\$700,000	\$0	
HE-006	Element 6	Low	2024-01-01	2024-12-31	On Track	100%		Emily White	\$500,000	\$500,000	\$0	
HE-007	Element 7	High	2024-01-01	2024-12-31	On Track	100%		Chris Brown	\$1,100,000	\$1,100,000	\$0	
HE-008	Element 8	Medium	2024-01-01	2024-12-31	On Track	100%		Alex Green	\$850,000	\$850,000	\$0	
HE-009	Element 9	Low	2024-01-01	2024-12-31	On Track	100%		Mia Black	\$650,000	\$650,000	\$0	
HE-010	Element 10	High	2024-01-01	2024-12-31	On Track	100%		Noah Gray	\$950,000	\$950,000	\$0	
HE-011	Element 11	Medium	2024-01-01	2024-12-31	On Track	100%		Liam Blue	\$750,000	\$750,000	\$0	
HE-012	Element 12	Low	2024-01-01	2024-12-31	On Track	100%		Olivia Purple	\$550,000	\$550,000	\$0	
HE-013	Element 13	High	2024-01-01	2024-12-31	On Track	100%		Ethan Yellow	\$1,050,000	\$1,050,000	\$0	
HE-014	Element 14	Medium	2024-01-01	2024-12-31	On Track	100%		Ava Orange	\$800,000	\$800,000	\$0	
HE-015	Element 15	Low	2024-01-01	2024-12-31	On Track	100%		Lucas Silver	\$600,000	\$600,000	\$0	

This report provides a detailed overview of the progress made on various housing elements during the reporting period. All elements are currently on track and have reached 100% completion. Budget variances are zero for all items.

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Date of Report: 12/31/2023  
 Report Period: 12/31/2023

Element	Priority	Category	Sub-Category	Objective	Measure	Target	Actual	Notes
1	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1.1	1.1.1.1.1	
2	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
3	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
4	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
5	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
6	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
7	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
8	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
9	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
10	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
11	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
12	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
13	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
14	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
15	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
16	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
17	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
18	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
19	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
20	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
21	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
22	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
23	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
24	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
25	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
26	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
27	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
28	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
29	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
30	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
31	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
32	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
33	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
34	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
35	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
36	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
37	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
38	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
39	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
40	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
41	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
42	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
43	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
44	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
45	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
46	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
47	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
48	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
49	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	
50	High	1	1.1	1.1.1	1.1.1.1	1.1.1.1	1.1.1.1	

This report provides a detailed overview of the progress made in implementing the Housing Element for the year 2023. The data is organized into a grid where each row represents a specific element and each column represents a different category of information. The grid is color-coded: green for completed or on-track elements, yellow for elements that are in progress or need attention, and grey for elements that are not applicable or not yet started. The 'Notes' column provides additional context and details for each element.





























ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation

Date of Report: 10/20/2023  
 Report Period: 10/20/2023 - 10/20/2023

Element ID	Element Name	Element Description	Priority	Category	Sub-Category	Start Date	End Date	Responsible Agency	Status	Progress (%)	Notes
2023-001	Housing Element	Element 1	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-002	Housing Element	Element 2	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-003	Housing Element	Element 3	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-004	Housing Element	Element 4	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-005	Housing Element	Element 5	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-006	Housing Element	Element 6	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-007	Housing Element	Element 7	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-008	Housing Element	Element 8	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-009	Housing Element	Element 9	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-010	Housing Element	Element 10	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-011	Housing Element	Element 11	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-012	Housing Element	Element 12	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-013	Housing Element	Element 13	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-014	Housing Element	Element 14	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-015	Housing Element	Element 15	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-016	Housing Element	Element 16	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-017	Housing Element	Element 17	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-018	Housing Element	Element 18	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-019	Housing Element	Element 19	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed
2023-020	Housing Element	Element 20	1	1	1	10/20/2023	10/20/2023	1	1	100	Completed



















<b>Jurisdiction</b>	San Diego County - Unincorporated	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	42	-	-	-	-	42	
Very Low	Deed Restricted	1,834		-	-	31	47	11	-	-	-	-	516	1,318
	Non-Deed Restricted		19	39	101	101	102	23	-	-	-	-		
Low	Deed Restricted	992		-	-	5	43	-	-	-	-	-	1,153	-
	Non-Deed Restricted		91	255	176	176	242	165	-	-	-	-		
Moderate	Deed Restricted	1,165		-	-	-	-	-	-	-	-	-	1,336	-
	Non-Deed Restricted		281	286	235	216	224	94	-	-	-	-		
Above Moderate		2,709	394	463	963	727	430	-	-	-	-	-	3,574	-
<b>Total RHNA</b>		<b>6,700</b>												
<b>Total Units</b>			<b>785</b>	<b>1,043</b>	<b>1,511</b>	<b>1,220</b>	<b>1,088</b>	<b>932</b>	-	-	-	-	<b>6,579</b>	<b>1,318</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Jurisdiction</b> San Diego County - Unincorporated								
<b>Reporting Year</b> 2025 (Jan. 1 - Dec. 31)								
<b>Table D</b>								
<b>Program Implementation Status pursuant to GC Section 65583</b>								
<b>Housing Programs Progress Report</b>								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Projected Completion Date in Housing Element</b>	<b>Applicable Cycle</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>	<b>Quantified Outcomes: Category</b>	<b>Quantified Outcomes: Count</b>	<b>Supporting Documents</b>
3.1.1.A - Residential Sites Inventory for Regional Housing Needs Allocation (RHNA)	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"> <li>• Low Income – 992 units</li> <li>• Moderate Income – 1,165 units</li> <li>• Above Moderate Income – 2,709 units</li> </ul>	12/31/2029	6th Cycle	Continuous	The County continues to maintain land use policies that can provide adequate sites for a variety of housing, including housing for lower, moderate, and above-moderate income households.	Units	6700	Information on Housing Laws in Action, including checklists and maps, can be found here: <a href="https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/housing-legislation.html</a> Information on adequate sites for all income levels is available here: <a href="https://www.sandiegocounty.gov/content/sd/c/pds/generalplan/GP-Progress-Reports.html">https://www.sandiegocounty.gov/content/sd/c/pds/generalplan/GP-Progress-Reports.html</a>

<p>3.1.1.B - By-Right Approval for Projects with 20 Percent Affordable Units</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>The County developed AB 1397 guidance documents for project applicants pursuing by-right approval for a housing development that includes 20% of housing units as 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. These documents include an eligibility spreadsheet and AB 1397 Checklist available online at the County website.</p> <p>The County is developing an expanded By-Right Approval Program, including feasible options for an expanded program that would apply to additional sites after an initial analysis of the program was presented to the Board of Supervisors in</p>	<p>Other</p>	<p>1</p>	<p>These documents include an eligibility spreadsheet and AB 1397 Checklist available online at the County website:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/zoninghome/ab1397.html">https://www.sandiegocounty.gov/content/sdc/pds/zoninghome/ab1397.html</a></p>
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<p>3.1.1.C - Zoning Ordinance Amendments to Achieve Maximum Density</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress, anticipated completion by Fall 2026 through a Zoning Ordinance amendment as part of the Housing Unlocked initiative. The County has a contract and task order in place with a consultant, supported by \$675,000 in one-time funding. County staff have initiated outreach and community engagement to inform program development, including interviews with developers and a public workshop to introduce the technical framework of the development designators. A draft ordinance amendment is anticipated to be released for public review in Summer 2026.</p> <p>The Housing Unlocked project will update the Zoning Ordinance to facilitate development on</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/housing-unlocked.html</a></p>
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<p>3.1.1.D - Diversity of Land Use Designation and Building Type</p>	<p>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; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards. 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).</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Housing Unlocked: This project has 2 phases and combines multiple HE Programs to update the ZO. We have a Contract/Task Order in place with a consultant, 675K committed, and an estimated timeline of completion for this program in Phase I in Fall 2026. We have conducted an analysis of issues and are currently analyzing solutions to draft Zoning Ordinance Amendments. We have also kicked off outreach and community engagement to help shape the implementation of this program, including interviews with developers and a public workshop to introduce the technical nature of the development designators. A draft ordinance amendment is anticipated to be released for review in</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p>
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3.1.1.E - Low to Moderate Inclusionary Ordinance	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.	12/31/2023	6th Cycle	In Progress	<p>In progress, anticipated completion by Summer 2026 through presenting the Draft Inclusionary Housing Ordinance for Board consideration for adoption. The draft ordinance was presented to the Board of Supervisors in Summer 2024, at which time the Board provided direction to continue stakeholder outreach and refine ordinance requirements and incentives.</p> <p>In response to Board direction, County staff have coordinated the Inclusionary Housing Ordinance with related efforts, including the DFA and analysis by the County's VMT team, to ensure the program is economically feasible and aligned with broader housing and transportation objectives. The County has a</p>	Other		The Draft Inclusionary Housing Ordinance and more information can be found on the project website here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html</a>
3.1.1.F - Objective Design Standards	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: • Encourage applicants to utilize existing objective design review checklists, waivers, and exemptions.	12/31/2023	6th Cycle	Complete	Pursuant to SB 330, the County reviewed its development standards and design guidelines applicable to urbanized Census Designated Places to ensure they are objective to facilitate development. This effort included outreach to CPSPGs, the creation of new objective standard language for communities, and the creation of a new webpage to provide resources, maps and checklists to communicate how new state housing laws apply in San Diego County. This includes providing information on application of Objective Design Standards.	Other	1	The resources on Objective Design Standards can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>  Objective Design Standards project website: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html</a>

3.1.1.F - Objective Design Standards	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: • Implement Section 7015 of the Zoning Ordinance, allowing staff to act without Advisory Board recommendation if the recommendation is not provided within 60 days.	12/31/2023	6th Cycle	Complete	Pursuant to SB 330, the County reviewed its development standards and design guidelines applicable to urbanized Census Designated Places to ensure they are objective to facilitate development. This effort included outreach to CPSGs, the creation of new objective standard language for communities, and the creation of a new webpage to provide resources, maps and checklists to communicate how new state housing laws apply in San Diego County. This includes providing information on application of Objective Design Standards.	Other	1	The resources on Objective Design Standards can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>  Objective Design Standards project website: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html</a>
3.1.1.F - Objective Design Standards	Pursuant to SB 330, the County will review i	12/31/2023	6th Cycle	Complete	Pursuant to SB 330, the County reviewed its development standards and design guidelines applicable to urbanized Census Designated Places to ensure they are objective to facilitate development. This effort included outreach to CPSGs, the creation of new objective standard language for communities, and the creation of a new webpage to provide resources, maps and checklists to communicate how new state housing laws apply in San Diego County. This includes providing information on application of Objective Design Standards.	Other	1	The resources on Objective Design Standards can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>  Objective Design Standards project website: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html</a>

3.1.1.F - Objective Design Standards	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: •Address quorum issues by combining DRB and CPG meetings to allow CPG to vote when DRB does not have quorum.	12/31/2023	6th Cycle	Complete	Pursuant to SB 330, the County reviewed its development standards and design guidelines applicable to urbanized Census Designated Places to ensure they are objective to facilitate development. This effort included outreach to CPSGs, the creation of new objective standard language for communities, and the creation of a new webpage to provide resources, maps and checklists to communicate how new state housing laws apply in San Diego County. This includes providing information on application of Objective Design Standards.	Other	1	The resources on Objective Design Standards can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>  Objective Design Standards project website: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ods.html</a>
3.1.1.G - Residential Sites Inventory Monitoring	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. To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track: •Unit count and income/affordability assumed on parcels included in the sites inventory.	12/31/2029	6th Cycle	Continuous	This effort is currently under way. The GIS mapping application, which is available to staff and members of the public has been updated to reflect the Sixth Cycle Housing Element Site Inventory. The County is working to complete additional updates to the GIS application in 2026 to track units and comply with no-net-loss.	Other		Information and links to the Housing Production & Capacity Portal can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html">https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html</a>
3.1.1.G - Residential Sites Inventory Monitoring	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. To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track: •Actual units constructed and income/affordability when parcels are developed.	12/31/2029	6th Cycle	Continuous	This effort is currently under way. The GIS mapping application, which is available to staff and members of the public has been updated to reflect the Sixth Cycle Housing Element Site Inventory. The County is working to complete additional updates to the GIS application in 2026 to track units and comply with no-net-loss.	Other		Information and links to the Housing Production & Capacity Portal can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html">https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html</a>

3.1.1.G - Residential Sites Inventory Monitoring	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. To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track: • Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation.	12/31/2029	6th Cycle	Continuous	This effort is currently under way. The GIS mapping application, which is available to staff and members of the public has been updated to reflect the Sixth Cycle Housing Element Site Inventory. The County is working to complete additional updates to the GIS application in 2026 to track units and comply with no-net-loss.	Other		Information and links to the Housing Production & Capacity Portal can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html">https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html</a>
3.1.1.H - Housing Yields in Mixed-Use Zones	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.	12/31/2023	6th Cycle	Complete	Completed on October 9, 2024, through staff analysis documented in a Board memorandum.  County staff evaluated residential development capacity and housing yields within mixed-use zones as part of a comprehensive review of the Zoning Ordinance as well as recently adopted State law and ongoing implementation efforts. As documented in the Board memorandum, the analysis concluded that the County's existing and in-progress regulatory framework, including implementation of Senate Bill (SB) 6 and Assembly Bill (AB) 2011 mixed-use housing provisions, adoption and refinement of Objective Design Standards, development of the Grading	Other	1	The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a>  The Housing Yields in Mixed Use Zones Memo from the Board hearing on October 2024, can be found here: ( <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=30907957">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=30907957</a> )  Information on Housing Laws in Action, including checklists and maps, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>

3.1.1.H - Housing Yields in Mixed-Use Zones	The County will include mixed use and commercial sites as a consideration as part of the Feasibility Analysis of Expanded By-right Approval Program (3.1.1.O) for projects that provide 20% affordable housing onsite, and return to Board in December 2021 with funding/resource needs.	12/31/2021	6th Cycle	Complete	<p>Completed on October 9, 2024, through staff analysis documented in a Board memorandum.</p> <p>County staff evaluated residential development capacity and housing yields within mixed-use zones as part of a comprehensive review of the Zoning Ordinance as well as recently adopted State law and ongoing implementation efforts. As documented in the Board memorandum, the analysis concluded that the County's existing and in-progress regulatory framework, including implementation of Senate Bill (SB) 6 and Assembly Bill (AB) 2011 mixed-use housing provisions, adoption and refinement of Objective Design Standards, development of the Grading</p>	Other	1	<p>The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a></p> <p>The Housing Yields in Mixed Use Zones Memo from the Board hearing on October 9,2024, can be found here: (<a href="https://file.sandiegocounty.gov/COB/COBPUBLICVIEW?FileId=30907957">https://file.sandiegocounty.gov/COB/COBPUBLICVIEW?FileId=30907957</a>)</p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>
3.1.1.I - Replacement Requirement	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.	12/31/2022	6th Cycle	Complete	Zoning Ordinance Update to comply with the new state law was completed in summer of 2023.	Other	1	Information including Board hearing details can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a>

3.1.1.J - Lot Consolidation	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"> <li>•Density bonus</li> <li>•Fee reduction - starting in July 1, 2021, lot consolidation fee would be a fixed flat fee, changing from the deposit-based fee</li> </ul>	12/31/2023	6th Cycle	Complete	Through stakeholder outreach and engagement, the County identified technical assistance for facilitating the lot consolidation process. These include a web map of lots identified for consolidation in the Housing Element Site Inventory, an updated checklist, and website that includes an FAQ section.  In addition, the completion of this program was detailed in the Housing Initiatives Update, which was provided to the County BOS in Fall 2025.	Other	1	The project website is located here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/lot-consolidation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/lot-consolidation.html</a>  The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a>
3.1.1.J - Lot Consolidation	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. Technical assistance may include: <ul style="list-style-type: none"> <li>•Maintain a list of parcels with potential for lot consolidation</li> <li>•Create a new informational page with checklist requirements</li> <li>•Dedicate specific staff to assist with lot consolidation</li> <li>•Establish lot consolidation program by 2023.</li> </ul>	12/31/2023	6th Cycle	Complete	Through stakeholder outreach and engagement, the County identified technical assistance for facilitating the lot consolidation process. These include a web map of lots identified for consolidation in the Housing Element Site Inventory, an updated checklist, and website that includes an FAQ section.  In addition, the completion of this program was detailed in the Housing Initiatives Update, which was provided to the County BOS in Fall 2025.	Other	1	The project website is located here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/lot-consolidation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/lot-consolidation.html</a>  The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a>

<p>3.1.1.K - Expand Eligibility of Checklist Exemptions</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress, anticipated completion by Fall 2026 through revisions to development review forms and procedures as part of the Housing Unlocked project.</p> <p>The Housing Unlocked project includes updates to the County's Design Review Checklist Exemption forms to expand eligibility for site plan exemptions and waivers. These revisions are intended to reduce administrative barriers and allow for more qualifying projects to utilize streamlined review pathways consistent with objective standards.</p> <p>In addition, a Grading Ordinance Amendment and Expanded By-Right Housing Program are currently underway, with anticipated</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p> <p>More information on the Grading Ordinance Update and Expanded By-Right Housing Program can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/POD-21-005.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/POD-21-005.html</a></p>
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<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>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. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>• Work with owners of non-vacant RHNA sites to provide options for streamlined project review.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>Housing Initiatives Update: As core part of outreach and engagement for all Housing Element programs is coordination and outreach with developers, buildings, and property owners. As part of the Development Feasibility Analysis effort, staff engaged property owners, developers and builders in interviews, stakeholder meetings, and public workshops to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. These conversations helped inform the recommendations being brought forward as part of the DFA in Fall 2025. In addition, the completion of this program was detailed in the Housing Initiatives Update, which was provided to the County BOS in Fall</p>	<p>Other</p>	<p>1</p>	<p>The DFA Report is available here: <a href="https://engage.sandiegocounty.gov/dfa/new_s_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2">https://engage.sandiegocounty.gov/dfa/new_s_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2</a></p> <p>The Housing Initiatives Update provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
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<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>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. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>As part of the Zoning Code Clean-up Program (3.1.3.A), evaluate zoning of parcels adjacent to non-vacant RHNA sites to ensure contiguous parcels can be developed at the same density.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Housing Initiatives Update: As core part of outreach and engagement for all Housing Element programs is coordination and outreach with developers, buildings, and property owners. As part of the Development Feasibility Analysis effort, staff engaged property owners, developers and builders in interviews, stakeholder meetings, and public workshops to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. These conversations helped inform the recommendations being brought forward as part of the DFA in Fall 2025. In addition, the completion of this program was detailed in the Housing Initiatives Update, which was provided to the County BOS in Fall</p>	<p>Other</p>		<p>The DFA Report is available here: <a href="https://engage.sandiegocounty.gov/dfa/new_s_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2">https://engage.sandiegocounty.gov/dfa/new_s_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2</a></p> <p>The Housing Initiatives Update provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p>The Housing Unlocked project website can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p>
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<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>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. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>• Implement program 3.1.1.H to improve mixed-use opportunities in existing commercial areas and incentivize development on non-vacant RHNA sites.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>Housing Options: A memo summarizing the analysis and findings was provided as an attachment to the Housing Options Board letter in October 2024. This analysis was received by the Board as part of the package of initiatives presented to the Board at that time.</p> <p>This item is complete. Staff implemented state laws SB 6 and AB 2011, including web maps, checklists and websites, and analyzed where these mixed-use programs overlapped with this housing element item. Staff analysis determined that the existing SB 6 and AB 2011 mixed-use program, completion of the Objective Design Standards project, the ongoing development of the Expanded By-Right Program, and the kick off of the Development</p>	<p>Other</p>	<p>1</p>	<p>The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a></p> <p>The Housing Yields in Mixed Use Zones Memo from the Board hearing on October 9, 2024, can be found here: (<a href="https://file.sandiegocounty.gov/COB/COBPUBLICVIEW?FileId=30907957">https://file.sandiegocounty.gov/COB/COBPUBLICVIEW?FileId=30907957</a>)</p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>
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<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>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. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>• Implement program 3.1.1.B to provide opportunities for streamlined ministerial review on re-listed non-vacant RHNA sites to further incentivize housing development.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>The County developed AB 1397 guidance documents for project applicants pursuing by-right approval for a housing development that includes 20% of housing units as 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. These documents include an eligibility spreadsheet and AB 1397 Checklist available online at the County website.</p> <p>The County is developing an expanded By-Right Approval Program, including feasible options for an expanded program that would apply to additional sites after an initial analysis of the program was presented to the Board of Supervisors in</p>	<p>Other</p>	<p>1</p>	<p>These documents include an eligibility spreadsheet and AB 1397 Checklist available online at the County website:  <a href="https://www.sandiegocounty.gov/content/sd/c/pds/zoninghome/ab1397.html">https://www.sandiegocounty.gov/content/sd/c/pds/zoninghome/ab1397.html</a></p>
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<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>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. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>• Implement program 3.1.1.K to expand checklist exemptions and further incentivize streamlined development review.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Housing Unlocked: This project has 2 phases and combines multiple HE Programs to update the ZO. We have a Contract/Task Order in place with a consultant, 675K committed, and an estimated timeline of completion for this program in Phase I in Fall 2026. We have conducted an analysis of issues and are currently analyzing solutions to draft Zoning Ordinance Amendments. We have also kicked off outreach and community engagement to help shape the implementation of this program, including interviews with developers and a public workshop to introduce the technical nature of the development designators. A draft ordinance amendment is anticipated to be released for review in</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>Assess and explore the process by which infill development can be done in a manner to ensure no VMT mitigation is necessary.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p> <p>FAQ on CEQA 15183 Exemption Process:  <a href="https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-202.pdf">https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-202.pdf</a></p> <p>General Information about 15183 Exemptions:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/Project_Planning_page.html">https://www.sandiegocounty.gov/content/sdc/pds/Project_Planning_page.html</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Explore the potential creation of transit accessible areas and look at the intersection between VMT efficient areas or lower thresholds in accordance with the areas that do not require further analysis. Explore the potential transit corridors and look at the SANDAG Regional Transportation Plan, Metropolitan Transit System (MTS), North County Transit District (NCTD), and other possible areas and how that may impact VMT efficient areas or areas covered by the exemption.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Explore mitigation of VMT opportunities, looking at a regional mitigation bank, the opportunity for mitigation to not be tied or connected to the project along with the potential of a sliding scale of mitigation based on severity.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Explore by-right process for development in VMT efficient areas.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p> <p>Additional information on the expanded by-right program can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Further exploration of exceptions to the VMT thresholds for affordable housing projects at less than 100% affordable, including mixed income and various components of Area Median Income (AMI), along with exploring the possibility of exceptions for middle income or workforce housing, local hire, and agriculture type projects that might have a net impact of lowering VMT.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Explore land use density of land that is in VMT efficient areas.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Continue to track guidance from the California Office of Planning and Research (OPR), along with other governing body efforts, including the SANDAG Regional Transportation Plan.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Monitor the progress of other jurisdictions as it relates to their adoption, along with what unique programs, exemptions, or opportunities they may be exploring that the County may want to consider.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Consider a phase in timeline to allow for a transition into a Regional geography.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Consider compliance options for projects that have already been proposed or are in the process now.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Conduct an analysis of the options to remove the Local Mobility Analysis.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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<p>3.1.1.M - Addressing VMT Constraints</p>	<p>To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:</p> <ul style="list-style-type: none"> <li>• Inform the Board regarding updates on development of the Smart Growth component of the Climate Action Plan (CAP) SEIR to ensure it is integrated and aligned with efforts around VMT.</li> </ul>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.</p>	<p>Other</p>		<p>Additional information on the TSG can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a></p> <p>Additional information on the DFA can be found here:  <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a></p>
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3.1.1.M - Addressing VMT Constraints	To mitigate potential constraints associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will: • Conduct an analysis of proposed housing projects designated for individuals under 60% AMI and under 80% AMI and the potential cost impact of switching to a regional geography.	12/31/2023	6th Cycle	In Progress	Overall Update: On September 9, 2022, the Board of Supervisors adopted new Transportation Study Guidelines (TSG), which established VMT efficient areas where projects would not have a significant impact transportation under CEQA. The TSG identifies that Housing Element Sites are not required to conduct further VMT analysis. Separate from the TSG, the Board of Supervisors directed the study of VMT efficient and infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis (DFA) and was completed in Fall 2024.	Other		Additional information on the TSG can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SB743TransportationStudyGuide2022.html</a>  Additional information on the DFA can be found here: <a href="https://engage.sandiegocounty.gov/dfa">https://engage.sandiegocounty.gov/dfa</a>
3.1.1.N - Small Lot Subdivision Program	Explore the feasibility of developing a Small Lot Subdivision Program and return to the Board with program options, funding and resource needs by December 2021 for further direction.	12/31/2021	6th Cycle	Complete	The County is developing a small lot subdivision program, after an initial analysis of the program was presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project.  Staff will be returning to the Board of Supervisors in Spring 2027 for program adoption to further facilitate the development of smaller, "starter" homes in the unincorporated area.	Other	1	The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a>  Information on Housing Laws in Action, including checklists and maps for SB 684, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>

3.1.1.O - Feasibility analysis of Expanded By-right Approval Program	Conduct an environmental constraints and feasibility analysis of expanding the By-Right Approval Program (3.1.1.B) to additional RHNA sites not eligible for ministerial process under AB 1397 (192 sites), if the developer agrees to provide at least 20% affordable housing and return to the Board with program options by the end of 2021 for further direction.	12/31/2021	6th Cycle	Complete	<p>Housing Options: An environmental constraints and feasibility analysis of expanding the By-Right approval program to additional RHNA sites was completed and staff returned to the Board with program options in Oct 2024.</p> <p>As directed by the Board, the County has now moved into a new phase of program development, which expands beyond the scope of the Housing Element action. The County has committed OTO funds and has secured a consultant to complete program development.</p>	Other	1	The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a>
3.1.1.O - Feasibility analysis of Expanded By-right Approval Program	The Feasibility Analysis of Expanded By-right Approval Program will consider mixed use and commercial sites, under the Housing Yields in Mixed-Use Zones program (3.1.1.H), if the project provides 20% affordable housing onsite. Staff will return to Board in December 2021 with funding/resource needs.	12/31/2021	6th Cycle	Complete	<p>Housing Options: A memo that considered mixed use and commercial sites provided as an attachment to the Housing Options Board letter in October 2024. This analysis was received by the Board as part of the package of initiatives presented to the Board at that time.</p> <p>This item is complete. Staff implemented state laws SB 6 and AB 2011, including web maps, checklists and websites, and analyzed where these mixed-use programs overlapped with this housing element item. Staff analysis determined that the existing SB 6 and AB 2011 mixed-use program, completion of the Objective Design Standards project, the ongoing development of the Expanded By-Right Program, and the kick off of</p>	Other	1	The Board hearing materials, including Board letter, and minute order are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a>

3.1.2.A - Transit Nodes	Transit Nodes. Work with transit agencies, San Diego Association of Governments, and developers to facilitate development within identified transit nodes.	12/31/2028	6th Cycle	In Progress	PDS won a grant from SANDAG in 2022 and will be using it for a "Community-Based Transportation Program (CBT)" in 2024. The County has created the CBT Program and begun work in 2 pilot communities in 2024. Outreach in all 4 pilot communities supports a better understanding of mobility gaps and needs in these areas. The needs will then be placed in a document with recommendations for implementation. The included communities are Buena Creek, Spring Valley, Lakeside, and Valle de Oro/Casa de Oro. The mobility plans for these communities are anticipated to be completed by early 2026.	Other		<p>CBT project website:  <a href="https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4">https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4</a></p> <p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
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3.1.2.A - Transit Nodes	Transit Nodes. Specifically, establish comprehensive planning principles for transit nodes such as Buena Creek Sprinter Station in North County Metro anticipated to begin in 2025.	12/31/2028	6th Cycle	In Progress	<p>PDS won a grant from SANDAG in 2025 and will be using it for a Buena Creek Specific Plan starting in 2026. The Buena Creek Specific Plan will build off of the work done to study and plan for the Buena Creek area in the Development Feasibility Analysis (DFA) and the Community Based Transportation program (CBT) Neighborhood Mobility Plan. The Buena Creek Specific Plan is anticipated to be completed by early 2029.</p> <p>The CBT Program completed 3 pilot communities (Buena Creek, Spring Valley, Casa de Oro/Valle de Oro) and began outreach in the fourth and final pilot community (Lakeside) in 2025. CBT provides guidance on how communities can evaluate their</p>	Other		<p>CBT project website:  <a href="https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4">https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4</a></p> <p>SANDAG Grant Resolution presented to the BOS:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217</a></p> <p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
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3.1.2.A - Transit Nodes	Transit Nodes. Additionally, continue current work on development of a Specific Plan in the Casa de Oro community, which will be completed by end of 2022, and will expand housing opportunities and contribute to a revitalized community center.	12/31/2022	6th Cycle	Complete	<p>Housing Initiatives Update: Through the community planning process the County has developed planning documents in coordination with various unincorporated communities. These planning documents establish development standards and incentives to facilitate housing production and coordinate public facility and infrastructure improvements. The following planning documents have been adopted: the Campo Road Corridor Revitalization Specific Plan, Fallbrook Sub-Area Plan, and Valley Center Road Corridor Concept Plan.</p> <p>Discussion of these efforts as they related to the completion of the community planning action in the Housing Element were summarized in the</p>	Other	1	<p>Campo Road Corridor Revitalization Specific Plan:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/CasadeOroRevitalizationPlan.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/CasadeOroRevitalizationPlan.html</a></p> <p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
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3.1.2.B - Community Planning	Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.	12/31/2029	6th Cycle	Continuous	<p>Housing Initiatives Update: Through the community planning process the County has developed planning documents in coordination with various unincorporated communities. These planning documents establish development standards and incentives to facilitate housing production and coordinate public facility and infrastructure improvements. The following planning documents have been adopted: the Campo Road Corridor Revitalization Specific Plan, Fallbrook Sub-Area Plan, and Valley Center Road Corridor Concept Plan.</p> <p>Discussion of these efforts as they related to the completion of the community planning action in the Housing Element were summarized in the</p>	Other		<p>Planning Documents for the following community planning efforts can be found as follows:</p> <p>Campo Road Corridor Revitalization Specific Plan:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/CasadeOroRevitalizationPlan.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/CasadeOroRevitalizationPlan.html</a></p> <p>Valley Center Road Corridor Concept Plan:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/CommunityGroups/vcroadstudy.html">https://www.sandiegocounty.gov/content/sdc/pds/CommunityGroups/vcroadstudy.html</a></p> <p>Fallbrook Sub-Area Plan:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/fallbrookrevitalization.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/fallbrookrevitalization.html</a></p> <p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
3.1.3.A - Zoning Ordinance Cleanups	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.	12/31/2022	6th Cycle	In Progress	<p>In progress, anticipated completion by Fall 2026 through Zoning Ordinance amendment as part of the Housing Unlocked project.</p> <p>The Housing Unlocked project will amend the Zoning Ordinance development designators, which establish development standards such as height, building type and setbacks for properties, to ensure a range of housing types and densities can be accommodated and that zoning standards more effectively facilitate development at the maximum density allowed by the General Plan.</p>	Other		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p>

<p>3.1.4.A - Zoning Ordinance Amendments for Accessory Dwelling Units (ADUs)</p>	<p>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.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>Completed on July 19, 2023, through adoption of the 2023 Housing Zoning Ordinance Update, which amended the Zoning Ordinance to implement and align with State ADU law in effect through 2023.</p> <p>In addition, the County issued a Director's Determination on January 29, 2025, clarifying that, in the event of any inconsistency between State law and the County Zoning Ordinance, State law prevails. This determination provides interim regulatory clarity and ensures continued compliance as State ADU statutes evolve.</p> <p>A subsequent amendment to the Zoning Ordinance is going forward for Board consideration for adoption in early 2026 to further</p>	<p>Other</p>	<p>1</p>	<p>Board hearing materials from the Housing Zoning Ordinance Update in 2023 are available here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a></p> <p>The Director's Determination on state law is available here:  <a href="https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/DirectorDetermination_ImplementingHousingLaws.pdf">https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/DirectorDetermination_ImplementingHousingLaws.pdf</a></p> <p>The project webpage for the current ADU Zoning Ordinance update is located here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html</a></p>
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3.1.4.B - Accessory Dwelling Unit (ADU) Construction	Promote County incentives and tools available to facilitate ADU construction, including: • Continue to make preapproved ADU site/floor plans available to the public free of charge.	12/31/2023	6th Cycle	Complete	The County continues to provide incentives and tools to facilitate ADU construction including preapproved ADU plans, an updated ADU handbook, and annually monitoring the development and affordability of ADUs. Between 2018 and 2025, the following number of ADUs were issued building permits: - 302 Very Low Income - 808 Low Income - 685 Moderate Income - 518 Above Moderate Income  In addition, the County has consolidated ADU resources on the County webpage for ease of reference by interested applicants.	Units	403	The County's resource page for ADUs is available here, including updated guidance, pre-approved ADU plans, and application materials: <a href="https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html">https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html</a>
3.1.4.B - Accessory Dwelling Unit (ADU) Construction	Promote County incentives and tools available to facilitate ADU construction, including: • 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.	12/31/2023	6th Cycle	Complete	The County's trial impact fee waiver went into effect January 9, 2019, and ended on January 9, 2024.	Other	1	The County's resource page for ADUs is available here, including updated guidance, pre-approved ADU plans, and application materials: <a href="https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html">https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html</a>

3.1.4.B - Accessory Dwelling Unit (ADU) Construction	Promote County incentives and tools available to facilitate ADU construction, including: <ul style="list-style-type: none"> <li>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 capacity to the extent necessary to accommodate the RHNA.</li> </ul>	12/31/2023	6th Cycle	Continuous	The County continues to monitor the development of ADUs. The County has completed 1,543 out of the 1,800 ADUs goal from 2021 through 2025. 403 units were permitted in 2025. However, to incentivize more ADUs, the County continues to provide pre-approved ADU plans free of charge. Additionally, the County is exploring allowing the separate sale of ADUs to further incentivize them, per AB 1033.	Units	403	The County's resource page for ADUs is available here, including updated guidance, pre-approved ADU plans, and application materials: <a href="https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html">https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html</a>
3.1.4.B - Accessory Dwelling Unit (ADU) Construction	Promote County incentives and tools available to facilitate ADU construction, including: Quantified Objectives: <ul style="list-style-type: none"> <li>250 ADUs annually over 8 years for 2,000 units</li> </ul>	12/31/2023	6th Cycle	Continuous	The County continues to monitor the development of ADUs. The County has completed 1,543 out of the 1,800 ADUs goal from 2021 through 2025. 403 units were permitted in 2025. However, to incentivize more ADUs, the County continues to provide pre-approved ADU plans free of charge. Additionally, the County is exploring allowing the separate sale of ADUs to further incentivize them, per AB 1033.	Units	403	The County's resource page for ADUs is available here, including updated guidance, pre-approved ADU plans, and application materials: <a href="https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html">https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html</a>
3.1.4.C - Affordable Accessory Dwelling Units (ADU)	By 2023, develop a program and pursue funding to spur the development of affordable housing through the construction of ADUs.	12/31/2022	6th Cycle	Completed	An analysis of various ADU subsidy programs offered through other jurisdictions revealed development and implementation of an ADU subsidy program administered by HCDS to be impractical, particularly given the challenges associated with ensuring sustainable funding.			

3.1.4.D - Accessory Dwelling Unit (ADU) Subsidy Program	By 2023, develop program to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income individuals or households in the unincorporated County.	12/31/2022	6th Cycle	Completed	An analysis of various ADU subsidy programs offered through other jurisdictions revealed development and implementation of an ADU subsidy program administered by HCDS to be impractical, particularly given the challenges associated with ensuring sustainable funding.			
3.1.4.E - Accessory Dwelling Unit (ADU) Efficiency Improvements program	By 2022 investigate opportunities to increase efficiency during the review of ADU applications, such as increasing coordination between departments, preparing informational handouts, and setting up a consultation process for applicants that are on septic.	12/31/2022	6th Cycle	Continuous	2024 ADU Handbook: The County created an ADU Handbook consolidating informational materials to assist applicants in navigating the ADU application process. This effort was supported by technical assistance through the SANDAG REAP TA program.	Other		The ADU Handbook is available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html">https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu.html</a>
3.1.5.A - Build Green Incentive 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 increased energy efficiency in new and remodeled residential and commercial buildings. Quantified Objectives: • 15 permits annually over 8 years for 120 permits	12/31/2029	6th Cycle	Continuous	County continues to provide programs to facilitate green buildings including incentives of reduced plan check turnaround time and a reduction in plan check and building permit fees for projects meeting the Green Building Incentive Program requirements in Natural Resource, Water, and Energy Conservation. Staff are working on updates to support utilization of the Green Building Incentive Program which will be presented to the Board by Spring 2026.	Other		Information regarding the current Green Building Program are available in the Administrative Code Section 362.1 (d) (4) and on the County's website here: <a href="https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_admin/0-0-0-31571">https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_admin/0-0-0-31571</a>  <a href="https://www.sandiegocounty.gov/content/sdc/pds/greenbuildings.html">https://www.sandiegocounty.gov/content/sdc/pds/greenbuildings.html</a>

3.1.5.B - Residential Solar Photovoltaic (PV) Building Permits	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: • 5,000 residential solar PV building permits annually over 8 years for 40,000 permits	12/31/2029	6th Cycle	Continuous	From 7/1/2024 through 6/30/2025, there were 3,268 residential solar photovoltaic permits approved.	Permits	3268	Information regarding solar PV permitting is available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/solarpv.html">https://www.sandiegocounty.gov/content/sdc/pds/solarpv.html</a>
3.2.1.A - Density Bonus Ordinance Update	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: • AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households.	12/31/2022	6th Cycle	Complete	Completed on July 19th, 2023, through adoption of the 2023 Housing Zoning Ordinance Update, which amended the Zoning Ordinance to implement and align with State Density Bonus Law as adopted through 2023.  In addition to the incentives and concessions required under State law, the County provides one additional incentive beyond what is mandated, further supporting development feasibility for projects that include affordable housing.  To support effective implementation, the County has developed supplemental guidance materials, including frequently asked questions documents and process guidance, to help applicants understand	Other	1	Board hearing materials from the Housing Zoning Ordinance Update in 2023 are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a>  Information on Housing Laws in Action, including Density Bonus FAQs, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a>  Additional information on the Zoning Ordinance, engagement and periodic updates are located here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/zoning.html">https://www.sandiegocounty.gov/content/sdc/pds/zoning.html</a>

3.2.1.A - Density Bonus Ordinance Update	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"> <li>• 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.</li> </ul>	12/31/2022	6th Cycle	Complete	<p>Completed on July 19th, 2023, through adoption of the 2023 Housing Zoning Ordinance Update, which amended the Zoning Ordinance to implement and align with State Density Bonus Law as adopted through 2023.</p> <p>In addition to the incentives and concessions required under State law, the County provides one additional incentive beyond what is mandated, further supporting development feasibility for projects that include affordable housing.</p> <p>To support effective implementation, the County has developed supplemental guidance materials, including frequently asked questions documents and process guidance, to help applicants understand</p>	Other	1	<p>Board hearing materials from the Housing Zoning Ordinance Update in 2023 are available here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a></p> <p>Information on Housing Laws in Action, including Density Bonus FAQs, can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p> <p>Additional information on the Zoning Ordinance, engagement and periodic updates are located here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/zoning.html">https://www.sandiegocounty.gov/content/sdc/pds/zoning.html</a></p>
3.2.1.B - Density Bonus Projects	Publicize density bonus incentives to developers through community events.	12/31/2029	6th Cycle	Continuous	<p>Discussion of these efforts were summarized in the Housing Initiatives Update, provided to the Board in Fall 2025.</p> <p>The County continues to conduct outreach across multiple projects and avenues to advertise and expand density bonus incentives.</p>	Other		<p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p>Board Policy A-68 -  <a href="https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_board/a_068__affordable_housing_expedited_review_processes">https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_board/a_068__affordable_housing_expedited_review_processes</a></p>

3.2.1.B - Density Bonus Projects	Publicize density bonus incentives to developers through information posted on PDS and HCDS websites.	12/31/2029	6th Cycle	Continuous	<p>Discussion of these efforts were summarized in the Housing Initiatives Updat, provided to the Board in Fall 2025.</p> <p>Information about density bonus incentives is available on the County website in form PDS-338 Density Bonus FAQ.</p> <p>The Density Bonus Program allows housing developers to build more units on a property than are otherwise permitted as long as a certain percentage of the additional units are reserved for low- or moderate-income households. In 2025, HCDS did not execute any Density Bonus Housing Agreements.</p>	Other		<p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p><a href="https://www.sandiegocounty.gov/pds/zoning/formfields/PDS-PLN-338.pdf">https://www.sandiegocounty.gov/pds/zoning/formfields/PDS-PLN-338.pdf</a></p>
3.2.2.A - Affordable Housing Projects	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.	12/31/2029	6th Cycle	Continuous	<p>The County continues to provide an expedited permit process for affordable housing projects through Board Policy A-68. In addition, to help interested applicants interested in SB-35 streamlining, the County has developed an Interactive SB-35 webmap to help identify properties that may qualify and an application user guide, which are posted on the the Housing Laws in Action webpage. The Housing Laws in Action webpage highlights other opportunities to expedite approvals for affordable housing projects.</p>	Other		<p>The Board policy is available here: <a href="https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_board/a_068__affordable_housing_expedited_review_process">https://codelibrary.amlegal.com/codes/sandiego/latest/sandiego_board/a_068__affordable_housing_expedited_review_process</a></p> <p>The application materials for SB-35 are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>

3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include: - 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.	12/31/2029	6th Cycle	Continuous	<p>HCDS released one (1) Notice of Funding Availability (NOFA) in 2025. Eligible activities for this NOFA included the construction, acquisition, and/or rehabilitation of affordable multi-family housing units that align with the State of California Homekey+ program. Additionally, Veterans Affairs Supportive Housing Project-Based Vouchers (VASH-PBVs) were available.</p> <p>*Funds are not used exclusively in the unincorporated area.</p>	Other	1	
3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include: - Pursue funding programs (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, and persons with disabilities (including persons with developmental disabilities), and households with extremely low incomes.	12/31/2029	6th Cycle	Continuous	<p>HCDS received federal entitlement grant funding for housing opportunities: \$4,283,065 in Community Development Block Grant (CDBG) funds, \$2,870,445.58 in Home Investment Partnerships (HOME) funds, \$371,576 in Federal Emergency Solutions Grant (ESG) funds, \$401,171 in State ESG funds, and \$6,369,845 in Housing Opportunities for People with AIDS (HOPWA) funds.</p> <p>*Funds are not used exclusively in the unincorporated area.</p>			<a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28550485">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28550485</a>

3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include: - Pursue strategies for expanding local affordable housing resources.	12/31/2029	6th Cycle	Continuous	In 2025, The San Diego Board of Supervisors approved the reallocation of 1.6 million dollars to the Innovated Housing Trust Fund to be used towards future affordable housing opportunities.			<a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40447314">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40447314</a>
3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include:	12/31/2029	6th Cycle	Continuous	In 2025, HCDS awarded funding or land to a total of six (6) developments funding which will include	Units	639	
3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include:	12/31/2029	6th Cycle	Continuous	In 2025, HCDS funded five housing developments for a total of \$16,323,650 to support the development of 335 units. Funding sources include \$7,395,000 in local Innovative Housing Trust Fund dollars, \$2,750,000 in	Units	335	
3.2.3.A - Affordable Housing and Services Funds	Funding strategies for affordable housing and supportive services include:  Quantified objective: 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.)	12/31/2029	6th Cycle	Continuous	Since 2021, 177 lower-income units have been funded within the unincorporated area.	Units	177	
3.2.3.B - Inventory of Surplus Sites	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.	12/31/2029	6th Cycle	Continuous	In 2025, developers were selected for two County-owned surplus sites (Ocean View & University Ave.), which, when developed, will create 212 affordable units.	Units	212	

3.2.3.B - Inventory of Surplus Sites	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.	12/31/2029	6th Cycle	Continuous	In 2025, four (4) developments (Kettner Crossing, Modica, Paul Downey Senior Residence, and Taormina) located on two (2) surplus sites were completed, creating 373 new affordable units. Two (2) other developments located on surplus lands are under construction and will create another 221 affordable units. A total of eight (8) projects with 1,043 units are in the process of securing funding.	Units	373	
3.2.4.A - Housing Choice Vouchers (HCV)	<p>Continue to provide HCVs including other PIH funded vouchers, such as VASH, Mainstream, FUP, etc., to extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions within the service area of the PHA. The Housing Authority uses Small Area Fair Market Rents to improve access to high-resource areas, improve choice, and deconcentrate poverty. Additionally, each year Payment Standards are set at the maximum amount allowable based on the annual budget.</p> <p>Quantified Objectives: 6,000 extremely low- and very low-income households assisted with HCVs in the unincorporated area over 8 years</p> <p>(Note: HCVs are available to income-eligible households PHA jurisdiction wide)</p>	12/31/2029	6th Cycle	Continuous	The Housing Authority of the County of San Diego (HACSD) has continued to administer the Housing Choice Voucher program for the unincorporated area and 13 other jurisdictions in the County. In 2025, out of the 11,843 households served, 2,011 very low and extremely low-income households were served in the unincorporated area, including households assisted at three Project-Based Voucher developments. Since 2021, the HACSD has served 10,671 extremely low- and very low-income households in the unincorporated area, with an unduplicated count of 3,050 households.	Households	10671	

3.2.4.B - Tenant-Based Rental Assistance (TBRA)	Continue to provide assistance to extremely low- and very low-income households.	12/31/2029	6th Cycle	Continuous	In 2025, the Housing Authority of the County of San Diego (HACSD) administered Tenant-Based Rental Assistance (TBRA) programs to 373 participants using HOME, HOPWA, and other local funds. The HACSD served 56 low and extremely low-income TBRA households in the unincorporated area. TBRA serves emancipated foster youth, families reunifying with children, persons coming from homelessness, and persons with an HIV/AIDS diagnosis.	Households	56	
3.2.4.C - Outreach and Education to Landlords	<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: Engage 100 new and existing landlords annually through advertising and outreach events.</p>	12/31/2029	6th Cycle	Continuous	In 2025, HCDS hosted 2 webinars for landlords and community partners, outlining the benefits of participating in the Landlord Incentive Program (LIP), distributing housing resources, and providing advocacy and support. The HCDS Landlord Liaison hosted quarterly landlord meetings to provide insight on services including guest speakers from the San Diego Legal Aid Society, CSA San Diego County, Nan McKay and Associates INC, SDG&E, and the San Diego Housing Commission. HCDS supported 30 outreach events throughout the San Diego community, reaching audiences including families, general community, foster and kinship, justice-involved individuals and families, and homeowners/landlords. The HACSD provided outreach	Other	147	

3.2.5.A - Down Payment and Closing Cost Assistance (DCCA) Program	Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs.  Quantified Objectives: Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years.	12/31/2029	6th Cycle	Continuous	In 2025, the Down Payment and Closing Cost Assistance (DCCA) program assisted 13 households in the unincorporated area.	Households	13	
3.2.5.A - Down Payment and Closing Cost Assistance (DCCA) Program	Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs.  Quantified Objectives: Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years.	12/31/2029	6th Cycle	Continuous	Since 2021, 61 households in the unincorporated area have been assisted under the DCCA and Permanent Local Housing Allocation (PLHA) programs.	Households	61	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	Office of Homeless Solutions (OHS) continues to operate three (3) safe parking programs (Grantville, Magnolia and Bancroft) that offer 63 safe spaces coupled with supportive services to help people experiencing homelessness into more stable housing.	Other	63	

3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	<p>OHS is advancing the Troy Sleeping Cabins project, currently anticipated to be completed in 2027. The Troy Sleeping Cabin Site plans to include up to 60 sleeping cabins, restrooms, laundry facilities, and on-site services for those at risk of or experiencing homelessness.</p> <p>OHS continues to have capacity in the Building Partnerships Program for private/public partnerships to help establish sleeping cabin shelters on private property with one-time grants issued by OHS.</p>			
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS continues to leverage RHAP program (Regional Homeless Assistance Program) to shelter those experiencing homelessness in unincorporated San Diego County. In Fiscal Year 24/25 RHAP served 400 households experiencing unsheltered homelessness (642 individuals) from unincorporated areas with shelter and supportive services.	Persons	642	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	In 2025, Inclement Weather Program was added to the County's RHAP contract for more streamlined service provision and in 2025 and has served 5,156 individuals. The Inclement Weather Program provides temporary emergency hotel/motel shelter during periods of inclement weather.	Persons	5156	

3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS is also leveraging a Local Rental subsidy program for households exiting from RHAP into permanent housing. The program is currently serving 160 households.	Households	160	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS continues to manage \$10M in capital emergency housing grants and through this program multiple Cities were awarded grants to expand emergency housing options in their jurisdictions.			
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	In partnership with HHSA Aging and Independent Services, the County's HomeSafe program provides case management and housing support to older adults experiencing homelessness. In FY 24-25, this program served 308 households regionwide, including unincorporated communities.	Households	308	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS's Specialized Funding for Imminent Needs program provides flexible funding to help reduce immediate barriers to housing. In FY 24-25, this program served 117 households regionwide, including unincorporated communities.	Households	117	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS's Housing our Youth program supports youth with emergency housing, housing support, case management and permanent housing placement. In FY 24-25, the program served 263 individuals regionwide, including unincorporated communities.	Persons	263	

3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	Community Care Coordination programs provide 12 months of comprehensive care coordination and housing assistance to people being released from jail or recently released to the community. In FY 24-25, the program served 335 individuals regionwide, including unincorporated communities.	Persons	335	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	The Alternatives to Incarceration program serves people who have frequent contact with the justice system and provides up to 12 months of care coordination, service navigation, peer support, and housing-related assistance. In FY 24-25, the program served 96 individuals regionwide, including unincorporated communities.	Persons	96	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	The Housing and Disability Advocacy program provides people who have a disability and are experiencing homelessness or at risk of homelessness with case management, housing subsidies, and benefit legal advocacy while they go through the process of seeking financial benefits from SSA or VA. In FY 24-25, the program served 283 individuals regionwide, including unincorporated communities.	Persons	283	

3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS continues to administer \$22M from State's encampment resolution grant funding and works collaboratively with other jurisdictions to address large encampments in San Diego and Sweetwater riverbed areas.			
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	OHS direct services staff completed 40,000 engagements with homeless individuals, 6,200 self-sufficiency applications, and housed over 1,300 individuals in FY 24-25 (data is regionwide, including unincorporated communities).	Persons	1300	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	State Emergency Solutions Grant (ESG) funds are used regionally and intended to provide various services to families and individuals experiencing homelessness. In 2025, the State ESG Program provided rapid re-housing services to 45 households and emergency shelter services to 92 households.	Households	137	
3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	12/31/2029	6th Cycle	Continuous	Federal Emergency Solutions Grant (ESG) is an entitlement grant also intended to provide various services to families and individuals experiencing homelessness, specifically in the urban county. In 2025, the Federal ESG Program provided homeless prevention services to 34 households and emergency shelter services to 89 individuals and households.	Households	123	

3.3.1.B - Zoning Ordinance Amendments to Facilitate Shelter Development	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: •Low Barrier Navigation Centers (AB 101)	12/31/2022	6th Cycle	Complete	2023 Housing Zoning Ordinance Update: The County's Zoning Ordinance was updated to address new state laws regarding low barrier navigation centers, emergency and transitional housing, and supportive housing.	Other	1	Hearing materials from 2023 are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a>
3.3.1.B - Zoning Ordinance Amendments to Facilitate Shelter Development	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: •Emergency and Transitional Housing (AB 139)	12/31/2022	6th Cycle	Complete	2023 Housing Zoning Ordinance Update: The County's Zoning Ordinance was updated to address new state laws regarding low barrier navigation centers, emergency and transitional housing, and supportive housing.	Other	1	Hearing materials from 2023 are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a>
3.3.1.B - Zoning Ordinance Amendments to Facilitate Shelter Development	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: •Supportive Housing (AB 2162)	12/31/2022	6th Cycle	Complete	2023 Housing Zoning Ordinance Update: The County's Zoning Ordinance was updated to address new state laws regarding low barrier navigation centers, emergency and transitional housing, and supportive housing.	Other	1	Hearing materials from 2023 are available here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html</a>
3.3.2.A - Group Homes for Seven or More	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.	12/31/2022	6th Cycle	In Progress	In progress, anticipated completion by Fall 2026 through revisions to development review forms and procedures as part of the Housing Unlocked project.  The Housing Unlocked project includes updates to forms to improve clarity, consistency and objectivity in the review and approval of large group homes consistent with the Housing Element's fair housing objectives.	Other		The Housing Unlocked project website can be found here: <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a>

3.3.3.A - Senior Housing Program Options	Explore the feasibility of developing a program that would facilitate/remove barriers to senior and assisted living housing development, and return to the Board with program options, funding and resource needs by Fall 2023 December 2021 for further direction.	12/31/2021	6th Cycle	Complete	<p>Housing Options: The feasibility of developing a program to facilitate/remove barriers to senior and assisted living was explored and program options presented to the Board in Oct 2024.</p> <p>The County has now moved into a new phase of program development, which expands beyond the scope of the Housing Element action. The Board directed the development of a Senior Housing Overlay, and updates to the County's density bonus program to incentivize senior and accessible housing units. The County has committed OTO funds and has secured a consultant to complete program development. We have also kicked off outreach and community engagement with an</p>	Other	1	The Board hearing materials, including Board letter, and minute order are available here: ( <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/housingoptions.html</a> )
3.4.1.A - Preservation of At-Risk Housing	<p>Work to preserve projects (totaling 22 units) identified as at risk of converting to market-rate housing. Strategies include:</p> <ul style="list-style-type: none"> <li>- Monitoring project status annually.</li> <li>- Ensuring property owners comply with the extended noticing requirement (three-year, one-year, and six-month notices ) under State law.</li> <li>- Include preservation as an eligible use in Notices of Funding Availability.</li> </ul>	12/31/2029	6th Cycle	Continuous	In 2025, one Notice of Funding Availability (NOFA) was open and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market-rate housing.			

3.4.2.A - Home Repair Program	<p>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. 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.</p> <p>Quantified Objectives: 30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years.</p>	12/31/2029	6th Cycle	Continuous	In 2025, the County of San Diego Home Repair Program assisted 32 households in the unincorporated areas.	Households	32	
3.4.2.A - Home Repair Program	<p>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. 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.</p> <p>Quantified Objectives: 30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years.</p>	12/31/2029	6th Cycle	Continuous	Since 2021, 179 households in the unincorporated area have been assisted through the County of San Diego Home Repair Program.	Households	179	

<p>3.5.1.A - Public Education Programs</p>	<p>Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Community meetings have been hosted on a variety of virtual platforms that include interactive features such as chats rooms, polls, and question and answer. For example, the virtual Annual Plan Community Forums facilitated on June 13 and June 20, 2025 was held via Microsoft Teams. Public interaction options included polls, documenting feedback written in the chat feature, and documenting verbal feedback provided by members of the public. The County made efforts to broaden public participation for all community events and outreach campaigns including providing outreach materials in HCDS and County threshold languages, advertising on Facebook, the HCDS website, the County News Center, via mail and email, and</p>			
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3.5.1.B - Community Meetings and Workshops	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.  Quantified Objectives: 10 community engagements annually.	12/31/2029	6th Cycle	Continuous	In Calendar Year 2025, HCDS conducted, participated in, or facilitated seventeen (17) outreach meetings, events, and webinars. Events may occur in-person, virtually, and hybrid (both in-person and virtually), and include the following:  HCDS hosted an Industry Day in September 2025 to support an open NOFA. Stakeholders were provided information on the County's available funding and application details and given an opportunity to ask questions.  Eight (8) Annual Plan community forums hosted in June 2025. Additionally, HCDS hosted two (2) noticed public hearings: one on March 11, 2025, to solicit input on the 2025-29 Consolidated Plan and 2025-	Meetings	73	
3.5.1.C - Outreach Methods	Implement outreach campaign using multi-media platforms, including social media such as Facebook and YouTube, as well as other meeting/discussion forums such as chat rooms and webinars.	12/31/2029	6th Cycle	Continuous	PDS uses the County Website, the County Engage page platform, social media platform NextDoor, webinars, and GovDelivery emails to share information about ongoing initiatives.	Other		<p>The County's Engage page platform is available here:  <a href="https://engage.sandiegocounty.gov/">https://engage.sandiegocounty.gov/</a></p>

3.5.1.C - Outreach Methods	Implement outreach campaign using multi-media platforms, including social media such as Facebook and YouTube, as well as other meeting/discussion forums such as chat rooms and webinars.	12/31/2029	6th Cycle	Continuous	The county has implemented outreach campaigns using several multi-media platforms, including e-blasts, social media such as Facebook and NextDoor, as well as other meeting/discussion forums such as chat rooms and webinars. Publicity for the Annual Plan surveys and community forums yielded outreach to over 14,000 residents & stakeholders, generated 2,980 social media impressions, and 214 residents participated.	Persons	214	
3.6.1.A - San Diego Regional Alliance for Fair Housing (SDRAFFH)	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.	12/31/2029	6th Cycle	Continuous	In 2025, HCDS attended one (1) quarterly meeting hosted by a neighboring Public Housing Authority, 8 monthly subcommittee meetings with SDRAFFH, four (4) quarterly SDRAFFH meetings, and a virtual SDRAFFH Annual Meeting available for non-SDRAFFH members. HCDS also offered virtual Fair Housing Webinars to staff. Additionally, SDRAFFH designed and administered two member surveys to identify members interest, capacity, and needs. The results established a clear direction for 2026 focused on building capacity and strengthening collaboration with a focus on redesigning of the SDRAFFH website.	Meetings	14	

3.6.2.A - Fair Housing Services	<p>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, Valle de Oro, Rancho Santa Fe, Ramona, Fallbrook, Sweetwater, and Backcountry).</p> <p>Quantified Objectives: 250 persons assisted with fair housing services annually for 2,000 persons over 8 years.</p>	12/31/2029	6th Cycle	Continuous	<p>In Fiscal Year 2024-25, 70 residents who lived in the San Diego Urban County, which is comprised of the unincorporated area of San Diego County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach, benefited from the program.</p> <p>In 2025, the Tenant Legal Services Program assisted 2,083 unduplicated households.</p>	Households	2083	
3.6.2.A - Fair Housing Services	<p>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, Valle de Oro, Rancho Santa Fe, Ramona, Fallbrook, Sweetwater, and Backcountry).</p> <p>Quantified Objectives: 250 persons assisted with fair housing services annually for 2,000 persons over 8 years.</p>	12/31/2029	6th Cycle	Continuous	<p>Since the program's inception, the tenant legal services program has supported 8,006 unduplicated households, helping them secure stable housing and avoid eviction.</p>	Households	8260	

3.6.3.A - Fair Housing Random Testing	Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	12/31/2029	6th Cycle	Continuous	In Fiscal Year 2024-25, 40 fair housing tests with Race and Disability as the test categories were completed in the San Diego Urban County, which is comprised of the unincorporated area of San Diego County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach.	Other	40	
3.6.5.A - Removal of Constraints to Multi-Family Housing in Areas of Opportunity	Removal of Constraints to Multi-Family Housing in Areas of Opportunity. Facilitate multi-family housing in areas of opportunity by 2025: <ul style="list-style-type: none"> <li>▪ Including a list of properties that allow multi-family housing by right on County website.</li> </ul>	12/31/2025	6th Cycle	In Progress	In progress as reported to the Board on November 19, 2025, through a Board memorandum, which documented streamlining measures, incentive mechanisms, and educational tools that are reducing constraints on multi-family housing (four or more units) in areas of higher opportunity. Anticipated completion by Fall 2026 through Zoning Ordinance amendment as part of the Housing Unlocked project. Key actions include:  Board-directed Removing Barriers to Housing Initiative, which established guaranteed review timelines for 100% affordable housing, emergency shelters, workforce housing, and projects located in vehicle miles traveled (VMT).	Other		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p> <p>The Removing Barriers to Housing Board Letter is available here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492</a></p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>

<p>3.6.5.A - Removal of Constraints to Multi-Family Housing in Areas of Opportunity</p>	<p>Removal of Constraints to Multi-Family Housing in Areas of Opportunity. Facilitate multi-family housing in areas of opportunity by 2025:</p> <ul style="list-style-type: none"> <li>▪ Develop educational outreach campaign to inform communities about different housing typologies and awareness for additional housing opportunities.</li> </ul>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress as reported to the Board on November 19, 2025, through a Board memorandum, which documented streamlining measures, incentive mechanisms, and educational tools that are reducing constraints on multi-family housing (four or more units) in areas of higher opportunity. Anticipated completion by Fall 2026 through Zoning Ordinance amendment as part of the Housing Unlocked project. Key actions include:</p> <p>Board-directed Removing Barriers to Housing Initiative, which established guaranteed review timelines for 100% affordable housing, emergency shelters, workforce housing, and projects located in vehicle miles traveled (VMT)-</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p> <p>The Removing Barriers to Housing Board Letter is available here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492</a></p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>
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<p>3.6.5.A - Removal of Constraints to Multi-Family Housing in Areas of Opportunity</p>	<p>Removal of Constraints to Multi-Family Housing in Areas of Opportunity. Facilitate multi-family housing in areas of opportunity by 2025:</p> <ul style="list-style-type: none"> <li>▪ Encourage the development of four or more units through feasible incentives, such as additional density bonus and concessions. In addition, as part of the Zoning Ordinance Cleanup Program (3.1.3.A), evaluate building types within high resource areas to ensure that a range of housing types and densities can be achieved.</li> </ul>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress as reported to the Board on November 19, 2025, through a Board memorandum, which documented streamlining measures, incentive mechanisms, and educational tools that are reducing constraints on multi-family housing (four or more units) in areas of higher opportunity. Anticipated completion by Fall 2026 through Zoning Ordinance amendment as part of the Housing Unlocked project. Key actions include:</p> <p>Board-directed Removing Barriers to Housing Initiative, which established guaranteed review timelines for 100% affordable housing, emergency shelters, workforce housing, and projects located in vehicle miles traveled (VMT)-</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p> <p>The Removing Barriers to Housing Board Letter is available here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492</a></p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>
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<p>3.6.5.A - Removal of Constraints to Multi-Family Housing in Areas of Opportunity</p>	<p>Removal of Constraints to Multi-Family Housing in Areas of Opportunity. Facilitate multi-family housing in areas of opportunity by 2025:</p> <ul style="list-style-type: none"> <li>▪ Improve process for properties with a B Designator Design Requirements in communities without design guidelines by removing the B designator and allowing project to go straight to building permits.</li> </ul>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress as reported to the Board on November 19, 2025, through a Board memorandum, which documented streamlining measures, incentive mechanisms, and educational tools that are reducing constraints on multi-family housing (four or more units) in areas of higher opportunity. Anticipated completion by Fall 2026 through Zoning Ordinance amendment as part of the Housing Unlocked project. Key actions include:</p> <p>Board-directed Removing Barriers to Housing Initiative, which established guaranteed review timelines for 100% affordable housing, emergency shelters, workforce housing, and projects located in vehicle miles traveled (VMT).</p>	<p>Other</p>		<p>The Housing Unlocked project website can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html</a></p> <p>The Removing Barriers to Housing Board Letter is available here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492</a></p> <p>Information on Housing Laws in Action, including checklists and maps, can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html">https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-legislation.html</a></p>
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<p>3.6.5.B - Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe</p>	<p>In areas of opportunity (such as Rancho Santa Fe and Alpine) and outside of areas of concentrated poverty (such as Spring Valley), develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing). Incentives and tools may include: permit streamlining, reduced fees, and other zoning tools.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Completed as reported on November 19, 2025, Board memorandum, with ongoing implementation through related Board-directed actions.</p> <p>The County has addressed the intent of this program by implementing incentive-based and streamlining measures that expand housing choices and improve feasibility in areas of opportunity. Key actions include the Removing Barriers to Housing action in May 2023, which established guaranteed review times for workforce housing including missing middle housing such as duplex, triplex and multi-family housing.</p> <p>In addition, further streamlining and support for by-right (ministerial)</p>	<p>Other</p>		<p>The Fall 2025 Board memorandum, Housing Initiatives Update including project specific links, can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p>The Removing Barriers to Housing Board Letter is available here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28075492</a></p> <p>More information on the PEIR, Grading Ordinance Update and Expanded By-Right Housing Program can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/ceqa/POD-21-005.html">https://www.sandiegocounty.gov/content/sdc/pds/ceqa/POD-21-005.html</a></p>
<p>3.6.6.A - Office of Environmental and Climate Justice</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Complete</p>	<p>This item is complete. The Office of Environmental and Climate Justice was approved in May 2021 and has been established as part of the Land Use and Environmental Group. The office is now called the Office of Sustainability and Environmental Justice.</p>	<p>Other</p>	<p>1</p>	<p>Organization Chart including the Office of Sustainability and Environmental Justice -  <a href="https://www.sandiegocounty.gov/content/sdc/cao/organization.html">https://www.sandiegocounty.gov/content/sdc/cao/organization.html</a>  Main webpage for the Office of Sustainability and Environmental Justice -  <a href="https://www.sandiegocounty.gov/content/sdc/sustainability/osej.html">https://www.sandiegocounty.gov/content/sdc/sustainability/osej.html</a></p>

<p>3.6.6.B - Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty</p>	<p>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.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Completed as reported on November 19, 2025, through a Board memorandum and through a coordinated set of analytical, planning, and infrastructure-focused actions that directly target lower-opportunity communities. As documented in the memorandum, key actions included:</p> <p>The County completed a DFA that included focused analysis of communities such as Spring Valley, Lakeside, Buena Creek, and Casa de Oro, identifying infrastructure gaps, regulatory barriers, and market constraints that limit housing investment in lower-opportunity areas. The DFA provided prioritized recommendations to support housing production,</p>	<p>Other</p>		<p>The Fall 2025 Board memorandum, Housing Initiatives Update including project specific links, can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p>Information on the Development Feasibility Analysis can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/development-feasibility-analysis--dfa-.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/development-feasibility-analysis--dfa-.html</a></p> <p>The CBT project webpage is available here:  <a href="https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4">https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4</a></p> <p>SANDAG Grant Resolution for the Buena Creek Specific Plan presented at the Board of Supervisors:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217</a></p>
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<p>3.6.6.B - Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty</p>	<p>Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation by 2025.</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Completed as reported on November 19, 2025, through a Board memorandum and through a coordinated set of analytical, planning, and infrastructure-focused actions that directly target lower-opportunity communities. As documented in the memorandum, key actions included:</p> <p>The County completed a DFA that included focused analysis of communities such as Spring Valley, Lakeside, Buena Creek, and Casa de Oro, identifying infrastructure gaps, regulatory barriers, and market constraints that limit housing investment in lower-opportunity areas. The DFA provided prioritized recommendations to support housing production,</p>	<p>Other</p>		<p>The Fall 2025 Board memorandum, Housing Initiatives Update including project specific links, can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p> <p>Information on the Development Feasibility Analysis can be found here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/development-feasibility-analysis--dfa-.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/development-feasibility-analysis--dfa-.html</a></p> <p>The CBT project webpage is available here:  <a href="https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4">https://engage.sandiegocounty.gov/hub-page/community-based-transportation-4</a></p> <p>SANDAG Grant Resolution for the Buena Creek Specific Plan presented at the Board of Supervisors:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=40323217</a></p>
<p>3.6.6.C - Negative Environmental, Neighborhood, Housing, and Health Impacts</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress, anticipated completion by end of 2027 through partnership with San Diego State University (SDSU) and additional County actions building off DFA, work to analyze agricultural impacts, and a Zoning Ordinance Amendment for battery energy storage systems.</p> <p>County actions will address the negative impacts associated with the siting and operation of industrial, agricultural, waste storage, and energy production in disadvantaged and environmental justice communities.</p>	<p>Other</p>		<p>None.</p>

3.6.6.C - Negative Environmental, Neighborhood, Housing, and Health Impacts	Develop list of focus areas and coordinate with the Environmental Justice Element to create a specific action plan by 2025.	12/31/2025	6th Cycle	In Progress	In 2026, the County will work with SDSU Master's of City Planning Capstone students to perform the background research and best practices to inform project development.	Other		None.
3.6.6.D - Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy	Explore tools to create amenities in neighborhoods of lower resources or generate funding for targeted neighborhood improvements. Develop list of implementation options to present to the Board of Supervisors for direction by the end of 2025.	12/31/2025	6th Cycle	Complete	<p>On February 10, 2021 (2), the Board of Supervisors (Board) heard Options to Streamline Renewable Energy Projects in the unincorporated areas of the county. The Board directed staff to return with further analysis on a zoning ordinance update for renewable energy projects and research other related items, including community benefits agreements (CBAs).</p> <p>Staff returned to the Board on December 8, 2021 (7) and provided the research on CBAs and sought Board direction to develop options for additional consideration based on these findings. Staff also sought Board direction regarding whether to expand the use of CBAs beyond renewable energy projects to include additional types of</p>	Other	1	Additional information is available on the Community Benefits Agreements project website here: <a href="https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/cba.html">https://www.sandiegocounty.gov/content/sd/c/pds/longrangeplanning/cba.html</a>

3.6.6.E - Fallbrook Subarea Plan	The County will complete a Fallbrook Subarea Plan by the end of 2023 2022. The plan will include place-based strategies such as revised zoning, design guidelines, and landscape/streetscape plans that will contribute to the revitalization of the Fallbrook Village. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element's fair housing analysis. Implementation of these strategies will begin in 2023.	12/31/2022	6th Cycle	Complete	<p>The Fallbrook Subarea Plan was adopted on Dec 11, 2024. With the support of community and industry stakeholders, staff identified amendments to the Fallbrook Village zoning regulations that will help achieve the long-term vision of the village while removing potential constraints to development and barriers to housing. Some of the zoning amendments include changes to building setbacks, building height, commercial parking standards, residential density, and a rezone of four privately owned parcels.</p> <p>These efforts, as they relate to the advancement of the Housing Element action were discussed in the Housing Initiatives Update and provided to the Board</p>	Other	1	<p>The Fallbrook Subarea Plan webpage and documents are available here:  <a href="https://www.sandiegocounty.gov/content/sdc/pds/advance/fallbrookrevitalization.html">https://www.sandiegocounty.gov/content/sdc/pds/advance/fallbrookrevitalization.html</a></p> <p>The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here:  <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a></p>
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3.6.6.F - Twin Oaks Community Plan Update	The Twin Oaks Community Plan update will address fair housing issues within North County Metro, Buena Creek station area. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element's fair housing analysis. Implementation of the Plan is anticipated to begin in 2025.	12/31/2028	6th Cycle	In Progress	<p>In progress, anticipated completion by early 2029 through the Buena Creek Specific Plan and implementation of the Sustainable Land Use Framework, which is replacing the traditional community plan update approach for the Twin Oaks area.</p> <p>As a focused implementation component of this effort, the County is also preparing the Buena Creek Specific Plan, supported by \$750,000 in grant funding from San Diego Association of Governments (SANDAG), to develop detailed land use and zoning standards for the Buena Creek station area. The Specific Plan will build upon DFA findings and related community-based planning work to refine</p>	Other		None
3.6.6.G - Place-Based Strategies in Low-Resource Communities and Environmental Justice Communities	Implement place-based strategies in low-resource communities (Bostonia, Fallbrook, Spring Valley, and North County Metro), as well as environmental justice communities through Environmental Justice programs and policies. The place-based strategies will include anti-displacement strategies such as value recapture strategies, community-led programs to prevent displacement, foreclosure assistance resources, rent control policies, and protections for low-income renters. Development of these strategies will begin in 2022 and they will focus on revitalization and preservation of these communities and reducing displacement risks.	12/31/2023	6th Cycle	In Progress	<p>In progress, anticipated completion by end of 2027 via partnership with San Diego State University (SDSU) and additional County actions building off of DFA and CBT .</p> <p>Actions will implement place based anti-displacement strategies to revitalize and preserve low resource and environmental justice communities and reduce displacement risk.</p>	Other		The DFA Report is available here: <a href="https://engage.sandiegocounty.gov/dfa/news_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2">https://engage.sandiegocounty.gov/dfa/news_feed/the-development-feasibility-analysis-dfa-report-is-now-available-2</a>

3.6.7.B - Department of Homeless Solutions and Equitable Communities	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.	7/1/2021	6th Cycle	Completed	Department of Homeless Solutions and Equitable Communities (HSEC) was dissolved in December 2024, and the three (3) Offices within the Department were transitioned to other existing HHSAs Departments. Office of Homeless Solutions, formerly under HSEC transitioned to Housing and Community Development Services on 12/13/25. This program is complete, and the reporting for the Office of Homeless Solutions for 2025 will be listed under program 3.3.1.A.			<a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28546920">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=28546920</a>
3.6.7.C - Proactive Housing Rehabilitation Resources	By the end of 2022, 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.	12/31/2022	6th Cycle	Complete	To support Program 3.6.7.C, SDSU students worked in partnership with PDS and HCDS to expand tools and outreach materials to support the County's existing Home Repair Grant and Loan Programs. In 2025, the SDSU students completed an unincorporated area housing rehabilitation needs analysis, identifying areas with concentrated repair needs. This effort produced a prioritization framework and outreach materials to connect homeowners to financial assistance, educational resources, and alternative rehabilitation funding opportunities. These materials help residents maintain safe and stable housing and reduce the risk of displacement associated with repair needs.	Other	1	The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a>

3.6.7.D - Participation in Decision Making Process	Promote participation in community meetings by: • Addressing language barriers and meeting times.	12/31/2029	6th Cycle	Continuous	PDS has established the following processes: websites are available in all languages via the Google Translate function at the top of the webpage, interpretation and translation services can be requested for all outreach webinars and public notices that are mailed out for current planning projects are provided in all eight threshold languages.	Other		The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a>
3.6.7.D - Participation in Decision Making Process	Promote participation in community meetings by: • Recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local decision-making bodies.	12/31/2029	6th Cycle	Continuous	The County continues to expand community participation in housing and planning processes. Staff have implemented translation services, recorded meetings, provided flexible and hybrid meetings options, and utilized the County's interactive Engage San Diego County webpage to collect feedback. The County also collaborates with Community Based Organizations (CBOs) and local partners to conduct outreach in various communities including Environmental Justice Communities and has worked to modify County requirements to facilitate more community members including members of tribes to serve on local decision-making bodies.	Other		The Housing Initiatives Update, including project specific links, provided at the 11/19/25 Board hearing can be found here: <a href="https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567">https://file.sandiegocounty.gov/COB/COBPublicView?FileId=41084567</a>
3.6.7.E - Mobile Home Park Preservation	Implement County policy and procedure for mobile home park preservation.	12/31/2029	6th Cycle	Continuous	The County continues to implement policy to preserve mobile home parks. Staff continue to provide technical assistance and information to park tenants.	Other		<a href="https://www.sandiegocounty.gov/content/sdc/deh/lwgd/lu_mobile_homes/what_is_new_in_MHP.html">https://www.sandiegocounty.gov/content/sdc/deh/lwgd/lu_mobile_homes/what_is_new_in_MHP.html</a>







Jurisdiction	County -	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











<b>Jurisdiction</b>	San Diego County - Unincorporated	<b>NOTE: This table shows the amount of ALL surplus revenue for the jurisdiction over the reporting period.</b>
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)	

**ANNUAL ELEMENT PRO  
Housing Element Imp**

**Table H  
Locally Owned Sur**

<b>Parcel Identifier</b>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>
<b>Summary Row: Start Data Entry Below</b>			
545-532-18 por.	3177 Ocean View Boulevard, San Diego (Jurisdiction: City of San Diego)	Public Facilities	
545-611-36 por.	3177 Ocean View Boulevard, San Diego (Jurisdiction: City of San Diego)	Public Facilities	
545-621-22 por.	3177 Ocean View Boulevard, San Diego (Jurisdiction: City of San Diego)	Public Facilities	
283-051-39	Highland Valley Road, Ramona (Jurisdiction: San Diego County - Unincorporated)	Vacant	
381-050-72	Magnolia Avenue, Santee (Jurisdiction: City of Santee)	Vacant	
381-050-77	Riverview Parkway, Santee (Jurisdiction: City of Santee)	Vacant	
381-160-80	Chubb Lane, Santee (Jurisdiction: City of Santee)	Vacant	
381-160-82	Chubb Lane, Santee (Jurisdiction: City of Santee)	Vacant	
399-170-16	113 Frances Drive, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
406-241-19 por.	7878 Campbell Ranch Road, Alpine (Jurisdiction: San Diego County - Unincorporated)	Commercial	

612-091-17	Old Highway 80, Boulevard (Jurisdiction: San Diego County - Unincorporated)	Vacant	
656-040-78	999-1/2 Sheridan Road, Campo (Jurisdiction: San Diego County - Unincorporated)	Commercial	
510-021-02 (portion)	Harbison Canyon Road, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
399-030-16 (portion) and 399-360-05 (portion)	Harbison Canyon Road, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
399-030-16 (portion)	Harbison Canyon Road, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
399-030-16 (portion)	Harbison Canyon Road, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
399-030-16 (portion)	Harbison Canyon Road, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
293-061-12	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-071-49	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-072-40	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-093-07	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-102-38	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-102-39	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-103-14	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-112-11	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-123-01	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-123-05	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-142-15	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-154-08	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
293-154-12	Harrison Park Road, Julian (Jurisdiction: San Diego County - Unincorporated)	Vacant	
403-380-83	Tavern Road, Alpine (Jurisdiction: San Diego County - Unincorporated)	Vacant	

506-110-19	Calle Los Arboles, Spring Valley (Jurisdiction: San Diego County - Unincorporated)	Vacant	
523-050-74	Japatul Valley Road, Alpine (Jurisdiction: San Diego County - Unincorporated)	Vacant	
523-051-54	Japatul Valley Road, Alpine (Jurisdiction: San Diego County - Unincorporated)	Vacant	
614-120-33	In-Koh-Pah-Park Road, Jacumba (Jurisdiction: San Diego County - Unincorporated)	Vacant	
Assessor's Parcel Number not assigned	Remnant near the Greenfield bridge at Magnolia Avenue, El Cajon (Jurisdiction: City of El Cajon)	Vacant	
599-120-34	Lyons Valley Road, Jamul (Jurisdiction: San Diego County - Unincorporated)	Vacant	
599-130-02	Lyons Valley Road, Jamul (Jurisdiction: San Diego County - Unincorporated)	Vacant	
533-322-12	Kettner Boulevard, San Diego (Jurisdiction: City of San Diego)	Residential	63
533-322-13	Kettner Boulevard, San Diego (Jurisdiction: City of San Diego)	Vacant	
188-240-87	29212 Cole Grade Road, Valley Center (Jurisdiction: San Diego County - Unincorporated)	Vacant	
135-061-02	Crestline Road, Palomar Mountain (Jurisdiction: San Diego County - Unincorporated)	Vacant	
209-083-12	Loker Avenue East, Carlsbad (Jurisdiction: City of Carlsbad)	Vacant	
469-110-11	5001 73rd Street, San Diego, CA (Jurisdiction: City of San Diego)	Vacant	119
458-532-22 and 458-531-26	6255 Mission Gorge Road, San Diego, CA (Jurisdiction: City of San Diego)	Vacant	331
230-091-09	620 E Valley Pkwy, Escondido, CA (Jurisdiction: City of Escondido)	Vacant	

281-182-17 and 281-182-18	12th and Main Street, Ramona, CA (Jurisdiction: San Diego County - Unincorporated)	Vacant	99
361-661-12	5255 Mt. Etna Drive, San Diego, CA (Jurisdiction: City of San Diego)	Residential	404
534-014-04 and 534-014-12	1501/1555 Sixth Avenue, San Diego, CA (Jurisdiction: City of San Diego)	Vacant	124
541-523-10, 547- 041-43, and 547- 041-44	4588 Market Street, San Diego, CA (Jurisdiction: City of San Diego)	Vacant	137
472-390-03	5202 University Avenue, San Diego, CA (Jurisdiction: City of San Diego)	Vacant	
381-051-17	Located immediately south of the Edgemoor Skilled Nursing Facility between Cottonwood Avenue and Park Center Drive in Santee, CA (Jurisdiction: City of Santee)	Vacant	
N/A	Avocado Blvd. and California State Route 94 in San Diego, CA.	Vacant	
136-210-06	24106 Highway 76 in Santa Ysabel	Other	







Report must contain an inventory of surplus/excess lands the reporting agency owns

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**NET GROSS REPORT  
Implementation**

**Surplus Sites**

Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes
Exempt Surplus Land	0.32	Date declared exempt surplus pursuant to Government Code section 54221 by Board of Supervisors 4/4/23 [30]; to be sold or leased for affordable housing development
Exempt Surplus Land	1.13	Date declared exempt surplus pursuant to Government Code section 54221 by Board of Supervisors 4/4/23 [30]; to be sold or leased for affordable housing development
Exempt Surplus Land	0.36	Date declared exempt surplus pursuant to Government Code section 54221 by Board of Supervisors 4/4/23 [30]; to be sold or leased for affordable housing development
Surplus Land	0.82	Date declared surplus by Board of Supervisors 9/15/15 [8]
Surplus Land	0.40	Date declared surplus by Board of Supervisors 9/13/16 [17]
Surplus Land	65.66	Date declared surplus by Board of Supervisors 9/13/16 [17]
Surplus Land	7.27	Date declared surplus by Board of Supervisors 9/13/16 [17]
Surplus Land	3.41	Date declared surplus by Board of Supervisors 9/13/16 [17]
Surplus Land	0.20	Date declared surplus by Board of Supervisors 9/26/17 [6]
Surplus Land	59.20	Date declared surplus by Board of Supervisors 9/26/17 [6]

Surplus Land	4.40	Date declared surplus by Board of Supervisors 9/26/17 [6]. Sale approved by Board of Supervisors 11/18/25 [7]. Pending escrow.
Surplus Land	0.31	Date declared surplus by Board of Supervisors 9/26/17 [6]. Lease Agreement for a term of 20 years executed December 8, 2021 pursuant to Government Code Section 25536 and California Military and Veterans Code Section 1261.
Surplus Land	0.21	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.41	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.01	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.04	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.01	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.189	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.151	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.075	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.114	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.076	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.076	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.076	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.038	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	3.15	Date declared surplus by Board of Supervisors 9/25/18 [07]

Surplus Land	0.115	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	100.43	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	99.34	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	7.1	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.29	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	0.58	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	1.26	Date declared surplus by Board of Supervisors 9/25/18 [07]
Exempt Surplus Land	0.39	Date declared surplus by Board of Supervisors 1/27/15 [06]. Ground lease executed March 13, 2023 for a term of 99 years for development of affordable housing in accordance with Government Code sections 25515 - 25515.2. Construction completed and it is occupied with low income seniors.
Surplus Land	0.20	Date declared surplus by Board of Supervisors 1/27/15 [06]. Ground lease executed December 20, 2019.
Surplus Land	0.96	Date declared surplus by Board of Supervisors 9/15/15 [8]
Surplus Land	0.31	Date declared surplus by Board of Supervisors 9/25/18 [07]
Surplus Land	2	Date declared surplus by Board of Supervisors 9/25/18 [07]
Exempt Surplus Land	1.26	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 3/1/22 [17]; to be sold or leased for affordable housing development
Exempt Surplus Land	0.9	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 3/1/22 [17]; to be sold or leased for affordable housing development
Exempt Surplus Land	1.88	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 3/1/22 [17]; to be sold or leased for affordable housing development

Exempt Surplus Land	7.69	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 12/5/23 [28]; to be sold or leased for affordable housing development
Surplus Land	4.09	The conveyance was prior to the AB 1486 of the Surplus Land Act. The Board of Supervisors authorized execution of a 99-yr ground lease for 100% affordable housing for the site on July 23, 2019 (11) with Chelsea Investment Corporation in accordance with Government Code sections 25515-25515.2. Construction has completed and it is now occupied with low income families and seniors.
Exempt Surplus Land	0.69	The conveyance was prior to AB 1486 of the Surplus Land Act. The Board of Supervisors authorized execution of a 99-yr ground lease for 100% Affordable Housing for each site on July 23, 2019 (11). Additionally, at the request of the developer, a Resolution declaring the Property exempt surplus was approved by the Board of Supervisors on April 30, 2024 (32). The property is now under construction.
Exempt Surplus Land	2.62	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 4/4/23 [30]; to be sold or leased for affordable housing development
Exempt Surplus Land	0.53	Date declared exempt surplus land pursuant to Government Code section 54221 by Board of Supervisors 4/4/23 [30]; to be sold or leased for affordable housing development
Surplus Land	11.71	Date declared surplus by Board of Supervisors on December 3, 2013 (18)
Surplus Land	0.67	Date declared surplus by Board of Supervisors on February 28, 2024. County Parcel No. 2021-0200. An APN has been established for this parcel but due to formatting I am unable to enter it into cell A68. APN is 502-150-44. Sale approved by Board of Supervisors 11/18/25 [7]. Pending escrow.
Excess	20.89	The County of San Diego executed a lease with CalFIRE.









<b>Jurisdiction</b>	San Diego County -
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 04/30/2021 - 04/30/2029

**ANNU**


Local governments are required to inform HCD about any local tenant preference ordinance under Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a new ordinance must include the following language in the ordinance:

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

# IAL ELEMENT PROGR

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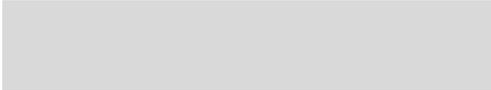
## Table K

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### Tenant Preferenc

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ce the local government maintains  
ig a tenant preference are required  
ore than 90 days after the ordinanc



# RESS REPORT

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**e Policy**

when the jurisdiction submits their annual progress report on housing  
to create a webpage on their internet website containing authorizing  
ce becomes operational.

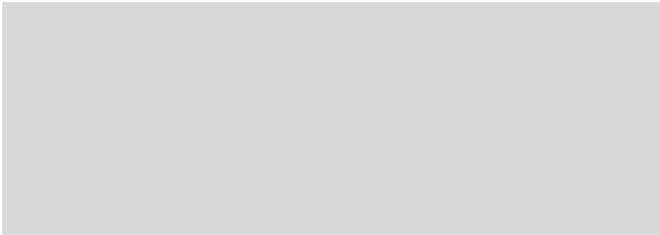


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g approvals and production, per Government  
; local ordinance and supporting materials, no























Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

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<b>Notes</b>
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<b>Notes</b>
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Residence, carport, block walls, stable, and rocks between driveway and street
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Residence with attached garage, pool, boulders, mortared stone wall, and stone patio
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Residence, carport, original mature trees, swimming pool, and hardscape designed and constructed in 1960, and detached tennis court and recreational pool house constructed in 1970
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Residence, attached garage, sunken exterior staircase/walkway, water feature, pool, and driveway/carpark
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Total Units
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<b>Building Per</b>
<b>In</b>

Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate

Total Units
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<b>Certificate of Oc</b>
<b>In</b>

Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate

Total Units
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	<b>476</b>
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<b>Permits Issued by Affordability Summary</b>	
<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	42
Non-Deed Restricted	0
Deed Restricted	11
Non-Deed Restricted	23
Deed Restricted	0
Non-Deed Restricted	165
Deed Restricted	0
Non-Deed Restricted	94
	597
	<b>932</b>

<b>Occupancy Issued by Affordability Summary</b>	
<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	21
Non-Deed Restricted	0
Deed Restricted	21
Non-Deed Restricted	37
Deed Restricted	42
Non-Deed Restricted	111
Deed Restricted	0
Non-Deed Restricted	119
	592
	<b>943</b>





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*tion 50515.02 or 50515.03, as applicable.*

<b>Notes</b>



**HEALTH AND HUMAN SERVICES AGENCY**

1600 PACIFIC HIGHWAY, ROOM 206, SAN DIEGO, CALIFORNIA 92101-2417  
(619) 515-6555

**ELIZABETH A. HERNANDEZ, Ph.D.**  
INTERIM DEPUTY CHIEF  
ADMINISTRATIVE OFFICER

**PATTY KAY DANON**  
CHIEF OPERATIONS OFFICER

December 29, 2025

**TO:** Supervisor Terra Lawson-Remer, Chair  
Supervisor Monica Montgomery Steppe, Vice Chair  
Supervisor Paloma Aguirre, Chair Pro Tem  
Supervisor Joel Anderson  
Supervisor Jim Desmond

**FROM:** Elizabeth Hernandez, Ph.D., Interim Deputy Chief Administrative Officer  
Health and Human Services Agency

**SB 341 COMPLIANCE REPORT FOR THE COUNTY OF SAN DIEGO HOUSING SUCCESSOR AGENCY TO THE FORMER SAN DIEGO COUNTY REDEVELOPMENT AGENCY**

California Assembly Bills XI 26 (AB XI 26) and 1484 (AB 1484), commonly referred to as the Dissolution Laws, were enacted on June 28, 2011, and June 27, 2012, respectively. The Dissolution Laws dissolved redevelopment agencies and required that the sponsoring agency, city, or county of the former redevelopment agency either elect to retain the non-cash housing assets and functions of the former redevelopment agency or select a local housing authority as the agency responsible for assuming the non-cash housing assets and functions.

On January 24, 2012, the County of San Diego was designated as the Successor Agency to the Redevelopment Agency of the County of San Diego (Redevelopment Agency). The Redevelopment Agency was subsequently dissolved on February 1, 2012.

The Successor Agency is required to oversee the closeout of the former Redevelopment Agency's operations, following the steps established by the Dissolution Laws. Designation of the Successor Agency was necessary to retain and preserve assets, fulfill legally binding commitments, oversee the termination of activities, and return resources expeditiously to the affected taxing entities. Since the designation, and as required by the Dissolution Laws, staff have ensured all appropriate actions have been taken to remain in compliance with legislation and State of California Department of Finance and State Controller procedures.

In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, HCDS Attachment A, is a status update of the assets of the two redevelopment areas, known as Gillespie and the Upper San Diego River Improvement Project (USDRIP). The USDRIP area contains two housing assets of the former Redevelopment Agency: Villa Lakeshore Apartments and Silversage Apartments. These assets are affordable housing developments that serve the community of Lakeside. The County of San Diego Housing and Community Development Services (HCDS) has the responsibility of monitoring these

developments annually and tracking the Low- and Moderate-Income Housing Asset Fund, including program income. The fiscal year 2024-25 asset balances are identified in HCDS Attachment B.

Additionally, HCDS Attachment C summarizes the financial activity of the Low- and Moderate-Income Housing Asset Fund, as reported in the County of San Diego's Annual Consolidated Financial Reports. For detailed information, please refer to pages 138, 139, 171, 172, and 173 of the County's Annual Consolidated Financial Report, which present the required financial disclosures for the Low- and Moderate-Income Housing Asset Fund.

As of June 30, 2025, the Gillespie Fund has \$512,494.36, and the Upper San Diego River Improvement Project (USDRIP) account has a balance of \$47,640.40, for a combined total of \$560,134.76. A portion of these funds will be allocated for monitoring and administrative costs, while the remaining balance may be considered for initiatives that support individuals earning less than 80% of the area median income.

This report will be filed with the Clerk of the Board.

If you have any questions, please contact David Estrella, Director at (858) 694-8750, or via email at [David.Estrella@sdcounty.ca.gov](mailto:David.Estrella@sdcounty.ca.gov).

Respectfully,

A handwritten signature in blue ink that reads "Patty Dawn" followed by a stylized flourish.

ELIZABETH HERNANDEZ, Ph.D.,  
Interim Deputy Chief Administrative Officer  
Health and Human Services Agency

Attachments:

1. HCDS Attachment A - SB 341 Compliance Report – County of San Diego Housing Successor to the Former San Diego County Redevelopment Agency
2. HCDS Attachment B - Balance Sheet – Gillespie and Upper San Diego River Improvement Project Areas
3. HCDS Attachment C - Annual Consolidated Financial Report for the County of San Diego

c: Ebony Shelton, Chief Administrative Officer  
Caroline Smith, Assistant Chief Administrative Officer  
Andrew Potter, Clerk of the Board of Supervisors

<b>HCDS ATTACHMENT A (Gillespie Account 12020 &amp; USDRIP Account 12022)</b>		
<b>SB 341 Compliance Report - County of San Diego Housing Successor to the former San Diego County Redevelopment Agency</b>		
	<b>Questions</b>	<b>Answers</b>
1	The amount the city, county, or city and county received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4	There were no receipts received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4
2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.	The total deposit made to these funds in FY 2024-25 is \$69,887.20. The Gillespie Fund 12020 Account 10100 (\$64,671.08) and The USDRIP account 10100 (\$5,216.12). For a total of \$69,887.20.
3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.	The cash balances as of June 30, 2025, are as follows: Gillespie Fund 12020 balance is \$506,888.92 and USDRIP Fund 12022 balance is \$47,379.79. No funds are being held for items listed on the Recognized Obligation Payment Schedule.
4	A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).	The FY 2024-25 expenditure for administration, monitoring, and preserving the long-term affordability of units was \$13,700.32 (Gillespie Fund 12020 \$13,179.34 and USDRIP Fund 12022 is \$520.98). No other expenditures from the fund were accrued.
5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. The total loans receivable as of 6/30/2025 from Villa Lakeshore and SilverSage is \$3,884,718. Villa Lakeshore's portion is \$1,467,645 (\$843,896 from Gillespie and \$623,749 from USDRIP). SilverSage's portion is \$2,417,073 (\$1,891,449 from Gillespie and \$525,624 from USDRIP).

<b>HCDS ATTACHMENT A (Gillespie Account 12020 &amp; USDRIP Account 12022)</b>		
<b>SB 341 Compliance Report - County of San Diego Housing Successor to the former San Diego County Redevelopment Agency</b>		
	<b>Questions</b>	<b>Answers</b>
6	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	N/A. The Housing Successor did not enter into any agreements to transfer funds during FY 2024-25
7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2024-25
8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A. No interests in real property were acquired on or after 2/1/12.
9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.	N/A. The Housing Successor has no unmet relocation or displacement obligations.
10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor expends all funds pursuant to 34176.1(a)(1).
11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.

<b>HCDS ATTACHMENT A (Gillespie Account 12020 &amp; USDRIP Account 12022)</b>		
<b>SB 341 Compliance Report - County of San Diego Housing Successor to the former San Diego County Redevelopment Agency</b>		
	<b>Questions</b>	<b>Answers</b>
12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.	As of the close of the fiscal year, the Low and Moderate Income Housing Fund balance was \$560,134.76 Pursuant to Health and Safety Code §33334.12(g)(1), this amount does not exceed the threshold for excess surplus, which is defined as the greater of \$1,000,000 or the total deposits made to the fund over the preceding four fiscal years. Therefore, the County reports no excess surplus for this period.
13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio in the last fiscal year and the reason for those losses (C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.	N/A. The Housing Successor has no homeownership units.

## HCDS Attachment B

**Trial Balance**

Report Date: 17-SEP-2025 10:08

Parameters	
Ledger/Ledger Set:	COSD
Ledger Currency:	USD
Currency Type:	Total
Entered Currency:	N/A
Pagebreak Segment:	FUND
Pagebreak Segment Low:	12020
Pagebreak Segment High:	12022
Period:	ADJ-25
Amount Type:	Year to Date

**FUND: 12020 CSHAF GILLESPIE HOUSING**

Account	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$448,510.68	\$64,671.08	\$7,747.19	\$505,434.57
10750	DUE FROM / DUE TO - INTEREST AP	\$5,417.86	\$17,957.57	\$16,315.64	\$7,059.79
10901	ADVANCES-LOANS FROM OTHER FUNDS	\$238,894.20	\$0.00	\$43,375.00	\$195,519.20
11039	INTEREST RECEIVABLE	\$903,163.99	\$82,060.36	\$0.00	\$985,224.35
12310	NOTES RECEIVABLE	\$2,735,345.00	\$0.00	\$0.00	\$2,735,345.00
14200	PREPAID EXPENSE	\$2,634.81	\$0.00	\$0.00	\$2,634.81
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$173.29)	\$173.29	\$5,605.44	(\$5,605.44)
26573	DEF INFL (REV) INTEREST	(\$903,163.99)	\$0.00	\$82,060.36	(\$985,224.35)
31223	NONSPENDABLE PREPAID	(\$2,634.81)	\$0.00	\$0.00	(\$2,634.81)
31243	NONSPEND REDEV LOANS	(\$2,735,345.00)	\$0.00	\$0.00	(\$2,735,345.00)
33100	NONSPEND ADVANCE OTHER FND	(\$238,894.20)	\$43,375.00	\$0.00	(\$195,519.20)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$453,755.25)	\$0.00	\$43,375.00	(\$497,130.25)
37100	FUND BALANCE-OTHER	\$0.00	\$43,375.00	\$43,375.00	\$0.00
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$17,957.57	\$35,915.14	(\$17,957.57)
47540	OTHER MISCELLANEOUS	\$0.00	\$0.00	\$4,980.44	(\$4,980.44)
52304	MISCELLANEOUS EXPENSE	\$0.00	\$13,179.34	\$0.00	\$13,179.34
		\$0.00	\$282,749.21	\$282,749.21	\$0.00

**FUND: 12022 CSHAF USDRIP HOUSING**

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$42,026.49	\$5,216.12	\$262.30	\$46,980.31
10750	DUE FROM / DUE TO - INTEREST AP	\$510.71	\$1,684.30	\$1,534.92	\$660.09
11039	INTEREST RECEIVABLE	\$287,705.65	\$34,481.20	\$0.00	\$322,186.85
12310	NOTES RECEIVABLE	\$1,149,373.00	\$0.00	\$0.00	\$1,149,373.00
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$1.93)	\$1.93	\$260.61	(\$260.61)
26573	DEF INFL (REV) INTEREST	(\$287,705.65)	\$0.00	\$34,481.20	(\$322,186.85)
31243	NONSPEND REDEV LOANS	(\$1,149,373.00)	\$0.00	\$0.00	(\$1,149,373.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$42,535.27)	\$0.00	\$0.00	(\$42,535.27)
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$1,684.30	\$3,368.60	(\$1,684.30)
47540	OTHER MISCELLANEOUS	\$0.00	\$0.00	\$3,681.20	(\$3,681.20)
52304	MISCELLANEOUS EXPENSE	\$0.00	\$520.98	\$0.00	\$520.98
		\$0.00	\$43,588.83	\$43,588.83	\$0.00

# **HCDS Attachment C**

**Annual Consolidated Financial Report  
(ACFR)**

**Pages 138, 139 171, 172, and 173**

**NOTE 33  
Fund Deficits**

Internal Service Funds:	
Facilities Management Fund	\$ (40,878)
Public Liability Insurance Fund	(9,000)
Purchasing Fund	(4,851)

The Facilities Management and Purchasing Fund deficits of \$40.9 million and \$4.9 million respectively resulted from adjustments attributed to reporting the County's proportionate shares of the SDCERA-PP net pension liability and the SDCERA-RHP net OPEB liability.

The Public Liability Insurance Fund deficit of \$9 million resulted mainly from the higher than anticipated settlement payments in recent fiscal years, including several large payments that were expected in fiscal year 2023-24, but realized in fiscal year 2024-25. Overall, the deficit grew \$6.2 million from the prior fiscal year. Favorable resolutions in several litigation matters, and unanticipated revenues have helped limit the deficit increase. The liability also decreased to \$105.7 million from the prior year's estimate of \$106.7 million, as determined by an independent actuarial firm. The County intends to reduce the existing deficit through increased rate charges to County departments over a 10-year period starting in fiscal year 2025-26, primarily based on the 5-year history of actual expenses by department.

**NOTE 34  
County of San Diego Successor Agency Private Purpose Trust Fund for Assets of Former San Diego County Redevelopment Agency**

On December 29, 2011, the California Supreme Court upheld Assembly Bill x1 26 (the "Bill") that provided for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the County that previously had reported the San Diego County Redevelopment Agency (SDCRA) as a blended component unit.

The Bill provided that upon dissolution of a redevelopment agency, either the County or another unit of local government would agree to serve as the

"successor agency" to hold the assets until they are distributed to other units of state and local government. On January 24, 2012, via Minute Order 14, the County Board of Supervisors designated the County as the successor agency to the SDCRA; in accordance with the Bill.

Subject to the control of an established oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will continue to only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012.

After the date of dissolution, as allowed in the Bill, the County elected to retain the housing assets and functions previously performed by the former SDCRA. These assets and activities are accounted for in the County Low and Moderate Income Housing Asset Fund and are reported in the County's governmental fund financial statements. The remaining assets, liabilities, and activities of the dissolved SDCRA are reported in the County of San Diego Successor Agency Private Purpose Trust Fund (fiduciary fund) financial statements of the County.

**Due To Other Funds**

The County of San Diego Successor Agency Private Purpose Trust Fund's "Due To Other Funds" consists of outstanding loans owed to the General Fund for the Upper San Diego River Project (\$1.145 million), to the Airport Enterprise Fund (AEF) for the Airport Projects (\$2.587 million) and to the County Low and Moderate Income Housing Asset Fund (CLMIHAF) (\$290 thousand). The loans were originally made from the General Fund and AEF to the former San Diego County

Redevelopment Agency (SDCRA) but were transferred to the County of San Diego Successor Agency Private Purpose Trust Fund upon dissolution of the SDCRA on February 1, 2012. Additionally, in fiscal year 2016, twenty percent of the then outstanding amount owed to the AEF was transferred from the AEF to the CLMIHAF, as mandated by California Health and Safety Code 34191.4. As of June 30, 2025, the interest earned on the General Fund loan accrues on the average quarterly outstanding balance, at a rate equal to the average County earned investment rate as determined by the County Treasurer. Interest earned on the AEF and CLMIHAF loans accrue at the rate mandated by Health and Safety Code 34191.4. Under California Assembly Bills ABx1 26 and AB 1484, it is expected that the County Successor Agency Private Purpose Trust Fund will pay principal and interest on the loans outstanding when funds are available for this purpose. The timing and total amount of any repayment is subject to applicable law.

**NOTE 35**  
**San Diego County Redevelopment Agency (SDCRA) Revenue Refunding Bonds**

In December 2005, the San Diego County Redevelopment Agency (SDCRA) issued \$16 million Revenue Refunding Bonds Series 2005A that were to mature in fiscal year 2032 but will now mature in 2029 due to the effect of making turbo payments. The SDCRA has pledged property tax increment revenues generated within the Gillespie Field Project Area to pay for the bonds. Gillespie Field Airport revenues may also be used to fund debt service payments if there are insufficient property tax increment revenues to cover a particular fiscal year's debt service requirement. Bonds are also payable from funds held under the indenture, including earnings on such funds. Pursuant to California Assembly Bill ABx1 26, the responsibility for the payment of this debt was transferred to the County of San Diego Successor Agency Private Purpose Trust Fund. The Series 2005A Bonds are not a debt of the County and are not payable out of any funds or properties other than those of the SDCRA.

Upon the occurrence of an event of default (as described in the financing documents) the principal of all of the Bonds then outstanding and the interest accrued thereon shall be immediately due and payable. .

SDCRA revenue refunding bonds outstanding at June 30, 2025 were as follows:

**Table 65**  
**SDCRA Revenue Refunding Bonds**

Issuance	Original Amount	Interest Rate	Final Maturity Date	Outstanding Balance at June 30, 2025
Revenue Refunding Bonds Series 2005A	\$ 16,000	3.65 - 5.75%	2029	2,905
<b>Total</b>	<b>\$ 16,000</b>			<b>2,905</b>

Annual debt service requirements to maturity for SDCRA bonds are as follows:

**Table 66**  
**SDCRA Revenue Refunding Bonds - Debt Service Requirements to Maturity**

Fiscal Year	Principal	Interest	Total
2026	\$ 755	141	896
2027	795	97	892
2028	845	50	895
2029	510	12	522
<b>Total</b>	<b>2,905</b>	<b>300</b>	<b>3,205</b>
Less:			
Unamortized issuance discount	(10)		
<b>Total</b>	<b>\$ 2,895</b>		

# Combining Financial Statements/Schedules - Nonmajor Governmental Funds

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County of San Diego / Annual Comprehensive Financial Report / For the year ended June 30, 2025

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS SPECIAL REVENUE FUNDS June 30, 2025 (In Thousands)				
	Asset Forfeiture Program Fund	Community Facilities District Funds - Other	County Library Fund	County Low and Moderate Income Housing Asset Fund
<b>ASSETS</b>				
Pooled cash and investments	\$ 18,588	8,470	15,813	555
Cash with fiscal agents				
Receivables, net	250	122	249	5,200
Lease receivables				
Property taxes receivables, net			814	
Due from other funds	100			290
Inventories	343		58	
Deposits with others				
Prepaid items				3
Restricted assets:				
Cash with fiscal agents				
Investments with fiscal agents				
<b>Total assets</b>	<b>19,281</b>	<b>8,592</b>	<b>16,934</b>	<b>6,048</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	1,625	25	1,337	
Accrued payroll			1,375	
Due to other funds	12	55	1,701	6
Unearned revenue		571	39	
<b>Total liabilities</b>	<b>1,637</b>	<b>651</b>	<b>4,452</b>	<b>6</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Non-pension:				
Leases				
Property taxes received in advance			633	
Unavailable revenue			719	1,308
<b>Total deferred inflows of resources</b>			<b>1,352</b>	<b>1,308</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Not in spendable form:				
Loans, due from other funds and prepaids				3
Inventories and deposits with others	343		58	
Restricted for:				
Creditors - Debt service				
Grantors - Housing assistance				
Laws or regulations of other governments:				
Future road improvements				
Fund purpose	17,301	7,941	11,072	4,731
Other purposes				
Committed to:				
Landfill postclosure and landfill maintenance				
<b>Total fund balances</b>	<b>17,644</b>	<b>7,941</b>	<b>11,130</b>	<b>4,734</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 19,281</b>	<b>8,592</b>	<b>16,934</b>	<b>6,048</b>

Continued on next page ►►►

**COMBINING BALANCE SHEET**

**NONMAJOR GOVERNMENTAL FUNDS**

**SPECIAL REVENUE FUNDS**

June 30, 2025

(In Thousands)

(Continued)	County Service District Funds	Edgemoor Development Fund	Flood Control District Fund	Harmony Grove Community Facilities District Fund	Housing Authority - Low and Moderate Income Housing Asset Fund
<b>ASSETS</b>					
Pooled cash and investments	\$ 44,942	1,409	32,680	2,197	
Cash with fiscal agents					687
Receivables, net	2,806	10,318	902	32	20,761
Lease receivables	856	8,301			
Property taxes receivables, net	259		99		
Due from other funds	145		1,086		
Inventories	84		2		
Deposits with others					
Prepaid items					
Restricted assets:					
Cash with fiscal agents					
Investments with fiscal agents				5	
<b>Total assets</b>	<b>49,092</b>	<b>20,028</b>	<b>34,769</b>	<b>2,234</b>	<b>21,448</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable	5,503		190		2
Accrued payroll					
Due to other funds	1,750		433	23	
Unearned revenue			67		560
<b>Total liabilities</b>	<b>7,253</b>		<b>690</b>	<b>23</b>	<b>562</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Non-pension:					
Leases	816	8,076			
Property taxes received in advance	195		88		
Unavailable revenue	219	9,604	81		20,761
<b>Total deferred inflows of resources</b>	<b>1,230</b>	<b>17,680</b>	<b>169</b>		<b>20,761</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Not in spendable form:					
Loans, due from other funds and prepaids					
Inventories and deposits with others	84		2		
Restricted for:					
Creditors - Debt service					
Grantors - Housing assistance					
Laws or regulations of other governments:					
Future road improvements					
Fund purpose	40,525	2,348		2,211	125
Other purposes			33,908		
Committed to:					
Landfill postclosure and landfill maintenance					
<b>Total fund balances</b>	<b>40,609</b>	<b>2,348</b>	<b>33,910</b>	<b>2,211</b>	<b>125</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 49,092</b>	<b>20,028</b>	<b>34,769</b>	<b>2,234</b>	<b>21,448</b>

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<b>COMBINING BALANCE SHEET</b>						
<b>NONMAJOR GOVERNMENTAL FUNDS</b>						
<b>SPECIAL REVENUE FUNDS</b>						
<b>June 30, 2025</b>						
<b>(In Thousands)</b>						
[Continued]	Housing Authority - Other Fund	In Home Supportive Services Public Authority Fund	Inactive Wastesites Fund	Incarcerated Peoples and Ward Welfare Program Fund	Lighting Maintenance District Fund	
<b>ASSETS</b>						
Pooled cash and investments	\$		595	45,005	14,202	5,819
Cash with fiscal agents		12,930				
Receivables, net		9,181	93	624	207	79
Lease receivables				111		
Property taxes receivables, net						25
Due from other funds		7	932	3	1,150	
Inventories					315	4
Deposits with others		9				
Prepaid items		10				
Restricted assets:						
Cash with fiscal agents		335				
Investments with fiscal agents						
<b>Total assets</b>		<b>22,472</b>	<b>1,620</b>	<b>45,743</b>	<b>15,874</b>	<b>5,927</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable		2,470	110	118	1,748	124
Accrued payroll			283			
Due to other funds			1,117	1,110	1,169	15
Unearned revenue		1,376				
<b>Total liabilities</b>		<b>3,846</b>	<b>1,510</b>	<b>1,228</b>	<b>2,917</b>	<b>139</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Non-pension:						
Leases						
Property taxes received in advance				105		20
Unavailable revenue		3,481				21
<b>Total deferred inflows of resources</b>		<b>3,481</b>		<b>105</b>		<b>41</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Not in spendable form:						
Loans, due from other funds and prepaids		10				
Inventories and deposits with others		9			315	4
Restricted for:						
Creditors - Debt service		176				
Grantors - Housing assistance		14,949				
Laws or regulations of other governments:						
Future road improvements						
Fund purpose			110		12,642	5,743
Other purposes		1				
Committed to:						
Landfill postclosure and landfill maintenance				44,410		
<b>Total fund balances</b>		<b>15,145</b>	<b>110</b>	<b>44,410</b>	<b>12,957</b>	<b>5,747</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	\$	<b>22,472</b>	<b>1,620</b>	<b>45,743</b>	<b>15,874</b>	<b>5,927</b>

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**HEALTH AND HUMAN SERVICES AGENCY**

1600 PACIFIC HIGHWAY, ROOM 206, SAN DIEGO, CALIFORNIA 92101-2417  
(619) 515-6555

**ELIZABETH A. HERNANDEZ, Ph.D.**  
INTERIM DEPUTY CHIEF  
ADMINISTRATIVE OFFICER

**PATTY KAY DANON**  
CHIEF OPERATIONS OFFICER

December 29, 2025

**TO:** Supervisor Terra Lawson-Remer, Chair  
Supervisor Monica Montgomery Steppe, Vice Chair  
Supervisor Paloma Aguirre, Chair Pro Tem  
Supervisor Joel Anderson  
Supervisor Jim Desmond

**FROM:** Elizabeth A. Hernandez, Ph.D., Executive Director  
Housing Authority of the County of San Diego

**SB 341 COMPLIANCE REPORT FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO SUCCESSOR HOUSING AGENCY TO THE FORMER SANTEE COMMUNITY DEVELOPMENT COMMISSION**

California Assembly Bills XI 26 (AB X1 26) and 1484 (AB 1484), commonly referred to as the Dissolution Laws, were enacted on June 28, 2011, and June 27, 2012, respectively. The Dissolution Laws dissolved redevelopment agencies and required that the sponsoring agency, city, or county, of the former redevelopment agency either elect to retain the non-cash housing assets and functions of the former redevelopment agency or select a local housing authority as the agency responsible to assume the non-cash housing assets and functions.

On January 25, 2012, the Santee City Council designated the Housing Authority of the County of San Diego (HACSD) as the agency to assume the non-cash housing assets and functions of the Santee Community Development Commission, the former redevelopment agency of the City of Santee. In November and December 2013, the Santee Successor Housing Agency (SSHA) and the Santee Oversight Board took action to authorize the transfer of the housing assets and functions to the HACSD.

On May 21, 2014, the Board of Commissioners of the HACSD authorized the Executive Director to accept three assets from the SSHA contingent on: 1) the SSHA providing the case files for each of the listed assets; and 2) total remittance of the housing administrative cost allowance as required by law, which equates to \$600,000 paid by the SSHA to the HACSD over a period of four years.

The SSHA provided the HACSD asset case files on August 15, 2014. On January 26, 2015, the HACSD received an initial check in the amount of \$150,000, representing the housing administrative cost allowance for fiscal year 2014-15. On January 25, 2018, the HACSD received payment of \$75,000, which represented the final payment from the SSHA of the \$600,000 housing administrative cost allowance required by law. In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, HACSD Attachment A, is a status update concerning the three assets assumed from the SSHA portfolio: Cedar Creek, Forester Square, and Shadow Hill. These assets are affordable housing developments that serve the community of Santee. The HACSD has the responsibility of monitoring these developments annually and tracking the Low- and Moderate-Income Housing Asset Fund, including program income. The fiscal year 2024-25 asset balances are identified in HACSD Attachment B.

Additionally, HACSD Attachment C summarizes the financial activity of the Low- and Moderate-Income Housing Asset Fund, as reported in the County of San Diego's Annual Consolidated Financial Reports. For detailed information, please refer to pages 167, 171, 172, and 173, of the County's Annual Consolidated Financial Report, which present the required financial disclosures for the Low- and Moderate-Income Housing Asset Fund.

As of June 30, 2025, the account has \$687,033.80. A portion of these funds will be allocated for monitoring and administrative costs, while the remaining balance may be considered for initiatives that support individuals earning less than 80% of the area median income.

This report will be filed with the Clerk of the Board.

If you have any questions, please contact David Estrella, Director at (858) 694-8750, or via email at [David.Estrella@sdcounty.ca.gov](mailto:David.Estrella@sdcounty.ca.gov).

Respectfully,

A handwritten signature in blue ink that reads "Patty Danou for". The signature is fluid and cursive.

ELIZABETH A. HERNANDEZ, Ph.D.  
Executive Director  
Housing Authority of the County of San Diego

Attachments:

1. HACSD Attachment A - SB 341 Compliance Report – Housing Authority of the County of San Diego Successor Housing Agency
2. HACSD Attachment B - Balance Sheet – Housing Authority of the County of San Diego Successor Housing Agency
3. HACSD Attachment C - Annual Consolidated Financial Report for the County of San Diego

c: Ebony Shelton, Chief Administrative Officer  
Caroline Smith, Assistant Chief Administrative Officer  
Andrew Potter, Clerk of the Board of Supervisors

**HACSD Attachment A (Account 15354)**

**SB341 Compliance Report - Housing Authority of the County of San Diego Successor Housing Agency**

	<b>Questions</b>	<b>Answers</b>
1	The amount the city, county, or city and county received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4	There were no receipts received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4
2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.	The Santee Housing Successor Agency has one Housing Asset Fund, Fund 15354. The total deposit made to this fund in FY 2024-25 is \$23,015.20.
3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.	The Santee Successor Housing Agency Fund 15354 cash balance as of 6/30/25 is \$687,033.80.
4	A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).	The FY 2024-25 actual expenditure for administration, monitoring and preserving the long-term affordability of units was \$8,020.81.
5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. As of June 30, 25, the total value of the loans receivable are \$13,786,248 and include the following: Cedar Creek - \$5,276,000, Forester Square - \$5,494,000, and Shadow Hill - \$3,016,248.
6	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	N/A - The Housing Successor did not enter into any agreements to transfer any funds during FY 2024-25.

**HACSD Attachment A (Account 15354)**

**SB341 Compliance Report - Housing Authority of the County of San Diego Successor Housing Agency**

	<b>Questions</b>	<b>Answers</b>
7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2024-25.
8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A - No interests in real property were acquired on or after 2/1/2012.
9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.	N/A - The Housing Successor has no unmet relocation or displacement obligations.
10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor is only expending the funds pursuant to 34176.1(a)(1).
11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.	As of the close of the fiscal year, the Low and Moderate Income Housing Fund balance was \$687,033.80. Pursuant to Health and Safety Code §33334.12(g)(1), this amount does not exceed the threshold for excess surplus, which is defined as the greater of \$1,000,000 or the total deposits made to the fund over the preceding four fiscal years. Therefore, the County reports no excess surplus for this period.

**HACSD Attachment A (Account 15354)**

**SB341 Compliance Report - Housing Authority of the County of San Diego Successor Housing Agency**

	<b>Questions</b>	<b>Answers</b>
13	<p>An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio in the last fiscal year and the reason for those losses (C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity</p>	<p>N/A - The Housing Successor has no homeownership units.</p>

## HACSD Attachment B

**Trial Balance**

Report Date: 15-AUG-2025 07:25

Parameters	
Ledger/Ledger Set:	COSD
Ledger Currency:	USD
Currency Type:	Total
Entered Currency:	N/A
Pagebreak Segment:	FUND
Pagebreak Segment Low:	15354
Pagebreak Segment High:	15354
Period:	ADJ-25
Amount Type:	Year to Date

**FUND: 15354 HA SANTEE SUCCESS HOUSING AGCY**

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$669,377.64	\$11,785.70	\$681,163.34	\$0.00
10402	CASH IN BANK	\$0.00	\$692,379.15	\$5,404.62	\$686,974.53
10750	DUE FROM / DUE TO - INTEREST AP	\$8,126.85	\$3,718.12	\$11,785.70	\$59.27
11039	INTEREST RECEIVABLE	\$6,561,925.87	\$413,587.44	\$0.00	\$6,975,513.31
12310	NOTES RECEIVABLE	\$13,786,248.00	\$0.00	\$0.00	\$13,786,248.00
21100	ACCOUNTS PAYABLE	\$0.00	\$681,149.65	\$681,149.65	\$0.00
22500	ACCOUNTS PAYABLE-OTHER	\$0.00	\$5,404.62	\$8,020.81	(\$2,616.19)
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$13.69)	\$13.69	\$0.00	\$0.00
26573	DEF INFL (REV) INTEREST	(\$6,561,925.87)	\$0.00	\$413,587.44	(\$6,975,513.31)
26574	DEF INFL (REV) OTHER	(\$13,786,248.00)	\$0.00	\$0.00	(\$13,786,248.00)
26601	UNEARNED REVENUE	(\$559,389.24)	\$0.00	\$0.00	(\$559,389.24)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$118,101.56)	\$0.00	\$0.00	(\$118,101.56)
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$11,476.36	\$26,423.98	(\$14,947.62)
52305	HACOSD ADMINISTRATIVE COSTS	\$0.00	\$8,020.81	\$0.00	\$8,020.81
		\$0.00	\$1,827,535.54	\$1,827,535.54	\$0.00

# **HACSD Attachment C**

Annual Consolidated Financial Report  
(ACFR)

Pages 167, 171, 172, and 173

the maintenance and operation of parks for the citizens of Harmony Grove Village. It is financed by special taxes levied on the citizens residing within the district. This fund is restricted for the maintenance and operation of parks and recreation services, fire protection services, emergency response, street improvements, street lighting, and flood control service.

#### **Housing Authority - Low and Moderate Income Housing Asset Fund**

Pursuant to Health and Safety Code 34176 (b) and (b)(2), the City of Santee elected to transfer the housing functions of the Successor Agency to the Community Development Commission of the City of Santee, to the County of San Diego Housing Authority (Housing Authority). This fund was created in fiscal year 2013-14 and the use of this fund is restricted for housing activities.

#### **Housing Authority - Other Fund**

This fund was established to account for revenues and expenditures of programs administered by the Housing Authority. These programs assist individuals and families to reside in decent, safe, and sanitary housing. The U.S. Department of Housing and Urban Development (HUD) provides the majority of the funding for the Housing Authority's program expenditures.

#### **In Home Supportive Services Public Authority Fund (IHSSPA)**

This authority was established for the administration of the IHSSPA registry, investigation of the qualifications and background of potential registry personnel, referral of registry personnel to IHSSPA recipients and the provision for training of providers and recipients. IHSSPA is funded by the State's social services realignment fund, federal and state programs. The monies are initially deposited into the County's General Fund, and transferred to the IHSSPA fund. This fund is restricted for in home supportive services.

#### **Inactive Wastesites Fund**

This fund was established to receive one-time homeowner association deposits and residual funds from the sale of the County's Solid Waste System. Expenditures include repairs, maintenance and care for

the County's inactive landfill sites in accordance with all applicable governmental regulations, laws and guidelines. This fund is committed to landfill postclosure and inactive landfill maintenance.

#### **Incarcerated Peoples and Ward Welfare Program Fund**

This fund was established to receive telephone and other vending proceeds from stores operated in connection with the County jails and juvenile facilities. This fund is restricted by law, primarily for the benefit, education, and welfare of wards and incarcerated persons.

#### **Lighting Maintenance District Fund**

This fund was established to provide street and road lighting services to specified areas of the county. Revenue sources include ad valorem taxes, benefit fees, state funding and charges to property owners. This fund is restricted for street and road lighting maintenance.

#### **Other Special Revenue Funds**

These funds were established to receive user fees, land lease revenues and fines. The activities (expenditures) of these funds are restricted for retracement or remonument surveys, improvements for grazing lands, wildlife propagation and aviation purposes, capital improvements and repairs, contracts administration, data collection, analysis and reporting, recycling sustainability improvements, and responding to complaints regarding trash and trash haulers in unincorporated areas.

#### **Park Land Dedication Fund**

This fund was established to receive and expend special park land dedication fees from developers of land as a condition for approval of any development. The fees may be used for the purchase of land and the development of land for active park or recreational facilities. These facilities serve the future residents of such developments and the greater county at large. In lieu of the payment of these fees, the developer may dedicate land for active park or recreational facilities. This fund is restricted, as per the Park Land Dedication Ordinance, to developing new or rehabilitating existing neighborhood or community park or recreational facilities.

# Combining Financial Statements/Schedules - Nonmajor Governmental Funds

171

County of San Diego / Annual Comprehensive Financial Report / For the year ended June 30, 2025

## COMBINING BALANCE SHEET

### NONMAJOR GOVERNMENTAL FUNDS

#### SPECIAL REVENUE FUNDS

June 30, 2025

(In Thousands)

	Asset Forfeiture Program Fund	Community Facilities District Funds - Other	County Library Fund	County Low and Moderate Income Housing Asset Fund
<b>ASSETS</b>				
Pooled cash and investments	\$ 18,588	8,470	15,813	555
Cash with fiscal agents				
Receivables, net	250	122	249	5,200
Lease receivables				
Property taxes receivables, net			814	
Due from other funds	100			290
Inventories	343		58	
Deposits with others				
Prepaid items				3
Restricted assets:				
Cash with fiscal agents				
Investments with fiscal agents				
<b>Total assets</b>	<b>19,281</b>	<b>8,592</b>	<b>16,934</b>	<b>6,048</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	1,625	25	1,337	
Accrued payroll			1,375	
Due to other funds	12	55	1,701	6
Unearned revenue		571	39	
<b>Total liabilities</b>	<b>1,637</b>	<b>651</b>	<b>4,452</b>	<b>6</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Non-pension:				
Leases				
Property taxes received in advance			633	
Unavailable revenue			719	1,308
<b>Total deferred inflows of resources</b>			<b>1,352</b>	<b>1,308</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Not in spendable form:				
Loans, due from other funds and prepaids				3
Inventories and deposits with others	343		58	
Restricted for:				
Creditors - Debt service				
Grantors - Housing assistance				
Laws or regulations of other governments:				
Future road improvements				
Fund purpose	17,301	7,941	11,072	4,731
Other purposes				
Committed to:				
Landfill postclosure and landfill maintenance				
<b>Total fund balances</b>	<b>17,644</b>	<b>7,941</b>	<b>11,130</b>	<b>4,734</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 19,281</b>	<b>8,592</b>	<b>16,934</b>	<b>6,048</b>

Continued on next page ►►►

## COMBINING BALANCE SHEET

## NONMAJOR GOVERNMENTAL FUNDS

## SPECIAL REVENUE FUNDS

June 30, 2025

(In Thousands)

(Continued)	County Service District Funds	Edgemoor Development Fund	Flood Control District Fund	Harmony Grove Community Facilities District Fund	Housing Authority - Low and Moderate Income Housing Asset Fund
<b>ASSETS</b>					
Pooled cash and investments	\$ 44,942	1,409	32,680	2,197	
Cash with fiscal agents					687
Receivables, net	2,806	10,318	902	32	20,761
Lease receivables	856	8,301			
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Inventories	84		2		
Deposits with others					
Prepaid items					
Restricted assets:					
Cash with fiscal agents					
Investments with fiscal agents				5	
<b>Total assets</b>	<b>49,092</b>	<b>20,028</b>	<b>34,769</b>	<b>2,234</b>	<b>21,448</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable	5,503		190		2
Accrued payroll					
Due to other funds	1,750		433	23	
Unearned revenue			67		560
<b>Total liabilities</b>	<b>7,253</b>		<b>690</b>	<b>23</b>	<b>562</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Non-pension:					
Leases	816	8,076			
Property taxes received in advance	195		88		
Unavailable revenue	219	9,604	81		20,761
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<b>FUND BALANCES</b>					
Nonspendable:					
Not in spendable form:					
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Restricted for:					
Creditors - Debt service					
Grantors - Housing assistance					
Laws or regulations of other governments:					
Future road improvements					
Fund purpose	40,525	2,348		2,211	125
Other purposes			33,908		
Committed to:					
Landfill postclosure and landfill maintenance					
<b>Total fund balances</b>	<b>40,609</b>	<b>2,348</b>	<b>33,910</b>	<b>2,211</b>	<b>125</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 49,092</b>	<b>20,028</b>	<b>34,769</b>	<b>2,234</b>	<b>21,448</b>

Continued on next page ►►►

**COMBINING BALANCE SHEET**

**NONMAJOR GOVERNMENTAL FUNDS**

**SPECIAL REVENUE FUNDS**

June 30, 2025

(In Thousands)

(Continued)	Housing Authority - Other Fund	In Home Supportive Services Public Authority Fund	Inactive Wastesites Fund	Incarcerated Peoples and Ward Welfare Program Fund	Lighting Maintenance District Fund	
<b>ASSETS</b>						
Pooled cash and investments	\$		595	45,005	14,202	5,819
Cash with fiscal agents		12,930				
Receivables, net	9,181	93	624	207		79
Lease receivables			111			
Property taxes receivables, net						25
Due from other funds	7	932	3	1,150		
Inventories				315		4
Deposits with others	9					
Prepaid items	10					
Restricted assets:						
Cash with fiscal agents	335					
Investments with fiscal agents						
<b>Total assets</b>	<b>22,472</b>	<b>1,620</b>	<b>45,743</b>	<b>15,874</b>	<b>5,927</b>	
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable	2,470	110	118	1,748		124
Accrued payroll		283				
Due to other funds		1,117	1,110	1,169		15
Unearned revenue	1,376					
<b>Total liabilities</b>	<b>3,846</b>	<b>1,510</b>	<b>1,228</b>	<b>2,917</b>	<b>139</b>	
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Non-pension:						
Leases						
Property taxes received in advance			105			20
Unavailable revenue	3,481					21
<b>Total deferred inflows of resources</b>	<b>3,481</b>		<b>105</b>			<b>41</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Not in spendable form:						
Loans, due from other funds and prepaids	10					
Inventories and deposits with others	9				315	4
Restricted for:						
Creditors - Debt service	176					
Grantors - Housing assistance	14,949					
Laws or regulations of other governments:						
Future road improvements						
Fund purpose		110		12,642		5,743
Other purposes	1					
Committed to:						
Landfill postclosure and landfill maintenance			44,410			
<b>Total fund balances</b>	<b>15,145</b>	<b>110</b>	<b>44,410</b>	<b>12,957</b>	<b>5,747</b>	
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 22,472</b>	<b>1,620</b>	<b>45,743</b>	<b>15,874</b>	<b>5,927</b>	

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