

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
WEDNESDAY, MARCH 28, 2018**

**MINUTE ORDER NO. 12**

**SUBJECT: HOUSING AFFORDABILITY: ESTABLISHING A DENSITY TRANSFER CREDIT PROGRAM, A TRANSFER OF DEVELOPMENT RIGHTS, OR AN EQUIVALENT PROGRAM IN THE COUNTY OF SAN DIEGO (DISTRICTS: ALL)**

**OVERVIEW**

At a time when the San Diego Region needs to take every measure prudent to encourage and promote the production of housing at all income levels, there are instances in which the County allows potential homes for current or future County residents to be lost. Currently, if an action, such as a development project, results in a lower-density development than was anticipated by the General Plan, no mechanism is in place to encourage or ensure recuperation of the lost density.

Establishing a Density Transfer Credit (DTC), Transfer of Development Rights (TDR), or an equivalent program could give the County of San Diego the opportunity to ensure that we're maximizing housing production to combat our current housing crisis. When the region is tens of thousands of homes shy of the demand, resulting in record median home prices, dramatic rises in median rent, negative net migration for the County, and pervasive homelessness, a program like DTC or TDR, if feasible, could be another way the County can bridge the gap.

Today's action will direct the Chief Administrative Officer to investigate the means and mode of establishing a program such as a DTC, TDR, or similar in the County of San Diego, and to return in 180 days with options for the Board to consider and provide direction.

**RECOMMENDATION(S)**

**SUPERVISOR BILL HORN AND SUPERVISOR RON ROBERTS**

1. Direct the Chief Administrative Officer to investigate the means and mode of establishing a Density Transfer Credit program, a Transfer Development Rights, or an equivalent program in the County of San Diego.
2. Direct the Chief Administrative Officer to return to the Board within 180 days with findings and options for consideration.

**FISCAL IMPACT**

There is no fiscal impact associated with this action.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Horn, seconded by Supervisor Roberts, the Board of Supervisors took action as recommended.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

State of California)

County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

DAVID HALL  
Clerk of the Board of Supervisors



**Signed**  
by Marvice Mazyck, Chief Deputy