

**IMPLEMENTATION PLAN**

April 2017

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years

**3.0 HOUSING**

**3.1 Community Development**

<b>3.1.1 Regional Housing Needs</b>									
3.1.1.A	<u>Residential Sites Inventory</u> . Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	H-1.1	<u>PDS</u>	A-1		X			
3.1.1.B	<u>Project Review for Inventory Sites</u> . Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	H-1.1	<u>PDS</u>	A-1		X			
3.1.1.C	<u>Zoning Ordinance Consistency with RHNA</u> . Not Applicable; The Fifth Revision of the Housing Element as approved by County HCD was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.	H-1.1	<u>PDS</u>	A-2				X	
3.1.1.D	<u>Publicly-Available Sites Inventory</u> . Make the inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) publicly available on the County website and at the zoning counter.	H-1.1, H-6.6	<u>PDS</u>	A-1		X			
3.1.1.E	<u>Affordable Housing Component for Large Developments</u> . Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	H-1.9	<u>PDS</u>	A-2				H	
3.1.1.F	<u>Constraints to Development in Standards / Guidelines</u> . Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	H-5.1, H-5.4	<u>PDS</u>	A-1		X			
3.1.1.G	<u>Zoning Ordinance Consistency with RHNA</u> . <b>COMPLETE</b> .								
3.1.1.H	<u>RHNA Allocation for next HE Cycle</u> . Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle. <i>[2021 Housing Element Update]</i>	Required by State HE law.	<u>PDS</u>	A-2				H	
3.1.1.I	<u>Housing Element Update</u> . Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE. <i>[Reevaluate in 2021]</i>	Required by State HE law.	<u>PDS</u>	A-3				H	
3.1.1.J	<u>Residential Sites Inventory Analysis</u> . Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation. <i>[2021 Housing Element revisions]</i>	H-1.1	<u>PDS</u>	A-2				H	

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

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3.1.1.K	<u>Residential Sites Inventory</u> . Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle. <i>[2021 Housing Element revisions]</i>	H-1.1	<u>PDS</u>	A-2				H	
<b>3.1.2</b>	<b>Village Development</b>								
3.1.2.A	<u>Transit Nodes</u> . Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	H-1.3	<u>PDS</u>	A-1		X			
3.1.2.B	<u>Transit Node Planning Principles</u> . Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro. <i>[Timeline 2 - 7 years]</i>	H-1.3	<u>PDS</u>	A-3				H	
3.1.2.C	<u>Mixed Use Zoning</u> . Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone) <i>[Timeline 2 - 5 years]</i>	H-1.3, H-2.1	<u>PDS</u>	A-2				H	
3.1.2.D	<u>Legislation for Workforce and Affordable Housing</u> . Coordinate with the County's Office of Strategy and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	H-3.2, H-6.1	<u>PDS</u> OSIA	A-1		X			
3.1.2.E	<u>Achievement of Maximum Density</u> . Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided. <i>[Timeline 2 - 7 years]</i>	H-1.2	<u>PDS</u>	A-2				H	
3.1.2.F	<u>Multi-family Housing Design Guidelines</u> . <b>COMPLETE</b> .	H-1.6, H-1.7, H-1.8, H-2.1	<u>PDS</u>	A-2			H		
3.1.2.G	<u>Multi-family Housing on Lower Density Designated Lands</u> . Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consisted with Multi-family Housing Design Guidelines (see implementation measure 3.1.2.F). <i>[Timeline 2 - 7 years]</i>	H-1.6, H-1.7, H-1.8	<u>PDS</u>	A-2				H	

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3.1.2.H	<u>Amenities in Large Developments</u> . Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals. <i>[Timeline 2 - 7 years]</i>	H-1.4, H-2.2	<u>PDS</u>	A-3				H	
3.1.2.I	<u>Redevelopment Districts</u> . <b>DISCONTINUED</b> .								
3.1.2.J	<u>Facilitating Revitalization</u> . Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives. <i>[Timeline 2 - 7 years]</i>	H-3.4, H-3.5, H-6.5	<u>PDS</u>	A-2				M	
3.1.3	<b>Maximum Development Yield in Villages</b>								
3.1.3.A	<u>80 Percent Gross Density</u> . Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	H-1.2, H-1.7, H-1.8	<u>PDS</u>	A-2			H		
3.1.3.B	<u>Multi-family Building Types</u> . <b>COMPLETE</b> .	H-1.6, H-1.7, H-1.8	<u>PDS</u>	A-2			H		
3.1.3.C	<u>Smaller Single-family Lots</u> . Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	H-1.6, H-1.7, H-1.8	<u>PDS</u>	A-2			H		
3.1.4	<b>Efficient Development Patterns</b>								
3.1.4.A	<u>Decouple Minimum Lot Size from Density</u> . <b>COMPLETE</b> .								
3.1.4.B	<u>Maximum Planned Yield</u> . <b>COMPLETE</b> .	H-2.3	<u>PDS</u>	A-2			H		
3.1.4.C	<u>Design Guidelines in Semi-Rural and Rural Lands</u> . Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	LU-6.3, LU-6.4, LU-6.6, LU-10.2, H-2.3	<u>PDS</u>	A-1		X			
3.1.5	<b>Second Unit and Accessory Apartments</b>								
3.1.5.A	<u>Second Unit Construction</u> . Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	H-3.7, H-6.6	<u>PDS</u>	A-1		X			

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3.1.5.B	<u>Streamline Approval of Second or Accessory Units</u> . Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	H-3.7	<u>PDS</u>	A-1		X			
3.1.5.C	<u>Encouraging Second and Accessory Units</u> . Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	H-3.7	<u>PDS</u>	A-1		X			
<b>3.1.6</b>	<b>Mobile and Manufactured Homes</b>								
3.1.6.A	<u>Mobile/Manufactured Homes</u> . Implement procedures that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	H-3.7	<u>PDS</u> DEH	A-1		X			
3.1.6.B	<u>Mobile Home Park Lots</u> . COMPLETE.								
3.1.6.C	<u>Special Occupancy Park</u> . COMPLETE.	H-3.7	<u>PDS</u> DEH	A-1		X			
<b>3.1.7</b>	<b>Energy Conservation</b>								
3.1.7.A	<u>Energy Efficiency Improvements</u> . Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	H-5.1	<u>County HCD</u>	A-1		X			
3.1.7.B	<u>Energy Conservation Features</u> . Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	H-5.1	<u>County HCD</u>	A-1		X			
3.1.7.C	<u>Build Green Program</u> . Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings. (Build Green Program)	H-5.1, H-5.2	<u>PDS</u>	A-1		X			
3.1.7.D	<u>Landscape Design Standards</u> . Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	H-5.1	<u>PDS</u>	A-1		X			
3.1.7.E	<u>Low Impact Development Standards</u> . Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	H-5.1	<u>PDS</u>	A-1	X	X			
3.1.7.F	<u>SDG&amp;E Conservation Programs</u> . Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the PDS Lobby.	H-6.6	<u>PDS</u>	A-1		X			
3.1.7.G	<u>Renewable Energy Systems</u> . Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	H-5.1	<u>PDS</u>	A-2	X	X			

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3.1.7.H	<u>Water Conservation</u> . Amend existing regulations to further promote water conservation. [See also <i>Section 5.2.2 Conservation of Water Resources</i> ] [Timeline: 1 - 3 years]	H-5.1	<u>PDS</u>	A-2	X			H	
<b>3.2 Lower-Income Housing Development</b>									
<b>3.2.1 Density Bonus Incentives</b>									
3.2.1.A	<u>Density Bonus for Senior Housing</u> . Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	H-1.5, H-3.3	<u>PDS</u>	A-1		X			
3.2.1.B	<u>Density Bonus Incentives</u> . Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	H-6.6	<u>PDS</u>	A-2				H	
3.2.1.C	<u>Review of Density Bonus Provisions</u> . Review local density bonus provisions on an annual basis for State compliance.	H-3.3	<u>PDS</u>	A-1		X			
<b>3.2.2 Affordable Housing Resources</b>									
3.2.2.A	<u>State and Federal funding Opportunities</u> . Explore funding opportunities available at the state and federal levels.	H-3.1	<u>County HCD</u>	A-1		X			
3.2.2.B	<u>Additional Funding Opportunities</u> . Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	H-3.1	<u>County HCD</u>	A-1		X			
3.2.2.C	<u>Inventory of Surplus Sites</u> . Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	H-1.1	<u>PDS</u> <u>DGS</u>	A-1		X			
3.2.2.D	<u>Annual Evaluation of Surplus Sites</u> . Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	H-1.1, H-6.4	<u>DGS</u>	A-2		X			
3.2.2.E	<u>Bond Funding for New Infrastructure</u> . Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	H-3.1, H-3.2	<u>PDS</u> <u>County HCD</u>	A-2				M	
<b>3.2.3 Rental Assistance</b>									
3.2.3.A	<u>Housing Choice Vouchers</u> . Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households in the unincorporated areas of the County annually. These vouchers are not restricted to specific jurisdictions.	H-4.1	<u>County HCD</u>	A-1		X			
3.2.3.B	<u>Tenant Based Rental Assistance (TBRA)</u> Continue to provide HOME - TBRA to 45 extremely low- and very low-income households annually in the unincorporated area.	H-4.1	<u>County HCD</u>	A-1		X			
3.2.3.C	<u>Outreach Programs for Voucher Acceptance</u> . Promote acceptance of Housing Choice Vouchers through outreach efforts such as; landlord workshops, newsletters, and social media for rental property owners and managers.	H-3.2	<u>County HCD</u>	A-1		X			

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<b>3.2.4</b>	<b>Mortgage Credit Certificates</b>								
3.2.4.A	<u>Mortgage Credit Certificate Goal</u> . Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	H-4.1	<u>County HCD</u>	A-1		X			
<b>3.2.5</b>	<b>Down Payment and Closing Cost Assistance</b>								
3.2.5.A	<u>Homebuyer Education Courses</u> . Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	H-3.2	<u>County HCD</u>	A-1		X			
3.2.5.B	<u>Household Assistance Goal</u> . Assist 50 – 75 lower-income households between in the unincorporated area.	H-3.2	<u>County HCD</u>	A-1		X			
<b>3.2.6</b>	<b>Housing Resources Directory</b>								
3.2.6.A	<u>Housing Resources Directory Update</u> . Update directory at least biannually.	H-6.6	County HCD	A-1		X			
<b>3.3</b>	<b>Special Needs Housing</b>								
<b>3.3.1</b>	<b>Shared Housing</b>								
3.3.1.A	<u>Shared Housing Programs</u> . Investigate any opportunities that may provide shared housing programs.	H-3.7	<u>County HCD</u>	A-1		X			
3.3.1.B	<u>Shared Housing Program Outreach</u> . <b>REMOVED DUE TO A LOSS IN FUNDING</b>								
<b>3.3.2</b>	<b>Continuum of Care for the Homeless</b>								
3.3.2.A	<u>Continuum of Care Program Funding</u> . Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds and services for homeless persons. It is anticipated that approximately 16 shelter beds will be funded annually in the unincorporated area.	H-3.6	<u>County HCD</u>	A-1		X			
<b>3.3.3</b>	<b>Farmworker Housing</b>								
3.3.3.A	<u>Fee Waivers</u> . Implement procedures to offer fee waivers for farm worker housing projects.	H-3.6	<u>PDS</u> County HCD	A-1		X			
3.3.3.B	<u>Farm worker Housing Outreach</u> . Distribute farm worker housing information to the public through brochures and the County website.	H-6.6	<u>PDS</u> County HCD	A-1		X			
3.3.3.C	<u>Permit Process Streamlining</u> . Implement streamlined permit process procedures for farm worker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farm worker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right".	H-3.6	<u>PDS</u> County HCD	A-1		X			
<b>3.3.4</b>	<b>Development Standards for Housing for Seniors and Persons with Disabilities</b>								

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3.3.4.A	<u>Universal Design Principles</u> . COMPLETE.	H-3.6, H-2.7	<u>PDS</u>	A-3			H		
3.3.4.B	<u>Senior and Disabled-Person Housing</u> . COMPLETE.	H-1.5, H-3.6	<u>PDS</u>	A-2			M		
3.3.4.C	<u>Parking for Senior and Disabled-Person Housing</u> . Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	H-1.5, H-3.6	<u>PDS</u>	A-1		X			
<b>3.4</b>	<b>Housing Preservation</b>								
<b>3.4.1</b>	<b>Preservation of At-Risk Housing</b>								
3.4.1.A	<u>At-Risk Housing Projects</u> . Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	H-4.1, H-4.2	<u>County HCD</u>	A-1		X			
3.4.1.B	<u>Nonprofit Housing Organizations</u> . Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	H-4.1, H-4.2	<u>County HCD</u>	A-1		X			
3.4.1.C	<u>Funding for At-Risk Housing</u> . Pursue funding from state and federal programs to assist in preserving at-risk housing.	H-4.1, H-4.2	<u>County HCD</u>	A-1		X			
<b>3.4.2</b>	<b>Single-Family Residential Rehabilitation</b>								
3.4.2.A	<u>Single-Family Housing Upgrade Goal</u> . Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	H-3.7, H-4.1	<u>County HCD</u>	A-1		X			
<b>3.4.3</b>	<b>Multi-Family Residential Rehabilitation</b>								
3.4.3.A	<u>Multi-Family Housing Upgrade Goal</u> . Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	H-3.7, H-4.1	<u>County HCD</u>	A-1		X			
<b>3.4.4</b>	<b>Neighborhood Cleanup and Revitalization</b>								
3.4.4.A	<u>Neighborhood Cleanup Programs</u> . COMPLETE	H-4.1	<u>County HCD</u>	A-1		X			
3.4.4.B	<u>Neighborhood Committee Meetings</u> . Facilitate 10 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	H-4.1, H-6.6	<u>County HCD</u>	A-1		X			
<b>3.4.5</b>	<b>Reasonable Accommodation</b>								
3.4.5.A	<u>Ministerial Procedures for Special Needs Housing</u> . Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities. <i>[1 - 2 years]</i>	H-5.1	<u>PDS</u>	A-2			M		
3.4.5.B	<u>Reasonable Accommodation</u> . Make information on reasonable accommodation available to the public.	H-5.1	<u>PDS</u>	A-1		X			
<b>3.4.6</b>	<b>Emergency Shelters and Transitional Housing</b>								
3.4.6.A	<u>Emergency Shelters</u> . COMPLETE.								
3.4.6.B	<u>Definition in Zoning Ordinance</u> . COMPLETE.								

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3.4.6.C	Outreach Materials. COMPLETE.	H-3.6, H-3.7, H-6.6	PDS	A-2			H		
3.4.7	<b>Expedited Processing</b>								
3.4.7.A	<u>Affordable Housing Projects</u> . Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	H-5.2	PDS	A-1		X			
3.4.7.B	<u>Customer Service</u> . Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	H-5.2	PDS	A-1		X			
3.4.7.C	<u>Permit Streamlining Act</u> . Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	H-5.1	PDS	A-1		X			
3.4.7.D	<u>Water and Sewer Purveyors</u> . Work with water and sewer purveyors to assure that affordable housing projects are given priority.	H-5.4	PDS	A-1		X			
3.4.7.E	<u>Residential Permitting Process</u> . Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	H-5.1, H-5.2	PDS	A-1		X			
3.4.7.F	<u>Infill Development</u> . Provide clear guidance on CEQA requirements for infill development.	H-5.1, H-5.2	PDS	A-1		X			
3.4.7.G	<u>Streamline Regulations</u> . Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	H-5.1, H-5.2	PDS	A-1		X			
3.4.7.H	<u>Design Review Compliance Checklists</u> . Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	H-5.2	PDS	A-2			X		
3.4.8	<b>Housing Stock Conditions</b>								
3.4.8.A	<u>Housing Stock Conditions</u> . Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	H-4.1, H-4.2	PDS and/or County HCD	A-3			M		
<b>3.5</b>	<b>Community Outreach</b>								
3.5.1	<b>Public Outreach</b>								
3.5.1.A	<u>Public Education Programs</u> . Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	H-6.6	PDS and/or County HCD	A-1		X			
3.5.1.B	<u>Notification of Funding Opportunities</u> . Notify nonprofit developers when funding is available via postings on HCD website, e-Blasts, Facebook, and GovDelivery.	H-6.6	PDS and/or County HCD	A-1		X			

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**IMPLEMENTATION PLAN**

April 2017

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.5.1.C	<u>Community Workshops</u> . Conduct community workshops every five years to solicit input regarding affordable housing needs and other housing concerns.	H-6.6	<u>County HCD</u> PDS	A-1		X			
3.5.1.D	<u>Emergency/Disaster Preparedness</u> . Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	S-1.5	<u>County OES</u>	A-1		X			
<b>3.5.2</b>	<b>Fair Housing Services</b>								
3.5.2.A	<u>Fair Housing Resources Board</u> . Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	H-3.8	<u>County HCD</u> NCL, CSA, SBCS	A-1		X			
3.5.2.B	<u>Annual Funding Allocation</u> . Annually allocate funding to support fair housing and tenant/landlord services.	H-3.8	<u>County HCD</u> NCL, CSA, SBCS	A-1		X			
3.5.2.C	<u>Information Displays</u> . Prominently display information on fair housing rights and services at the County's public service counters and HCD's website.	H-3.8, H-6.1	<u>County HCD</u> NCL, CSA, SBCS	A-1		X			
3.5.2.D	<u>Regional Analysis Update</u> . Participate in the Regional Analysis of Impediments to Fair Housing Choice update that went into effect 2015. Plan to participate in the Assessment of Fair Housing (AFH) due 2020.	H-3.8, H-6.1	<u>County HCD</u> NCL, CSA, SBCS	A-1		X			
<b>3.5.3</b>	<b>Coordination and Implementation</b>								
3.5.3.A	<u>Housing Coordinator</u> . Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	H-5.3, H-6.1	<u>PDS</u>	A-1		X			
3.5.3.B	<u>Interdepartmental Efforts</u> . Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	H-6.1, H-1.2	<u>PDS</u>	A-2			H		
<b>3.5.4</b>	<b>Implementation Progress Monitoring</b>								
3.5.4.A	<u>Annual Report to State HCD</u> . Prepare annual report to State HCD on the implementation of the Housing Element.	H-6.2	<u>PDS</u> County HCD	A-1		X			
3.5.4.B	<u>Review Land Use Issues</u> . Meet with County HCD at least once a year to review land use issues that affected the production of affordable housing during the prior year.	H-6.2	<u>PDS</u> County HCD	A-2			H		
3.5.4.C	<u>Tracking and Reporting System</u> . Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	H-6.2	<u>PDS</u> County HCD	A-2			H		

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**IMPLEMENTATION PLAN**

April 2017

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.5.4.D	<u>Computerized Monitoring System</u> . Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	H-6.2	<u>PDS</u> County HCD	A-1		X			
3.5.4.E	<u>Building Permit Tracking System</u> . Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	H-6.2	<u>PDS</u> County HCD	A-2			H		
3.5.4.F	<u>Data Collection Systems</u> . Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	H-6.2	<u>PDS</u> County HCD	A-1		X			
3.5.4.G	<u>Review of Design Guidelines</u> . Housing Coordinator will review design guidelines for consistency with the Housing Element.	H-6.1	<u>PDS</u>	A-2			H		
<b>3.5.5</b>	<b>Provision of Sewer and Water for Affordable Housing</b>								
3.5.5.A	<u>Information on Sites</u> . Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	H-6.6	<u>PDS</u>	A-2			H		
<b>3.5.6</b>	<b>Support Improvements to Fire Protection Capacity</b>								
3.5.6.A	<u>Ignition-Resistive Construction Standards</u> . COMPLETE.								
3.5.6.B	<u>General Plan Distribution</u> . COMPLETE.								
3.5.6.C	<u>Fire Suppression Upgrades</u> . The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	H-5.3	<u>PDS</u>	A-1		X			
<b>3.5.7</b>	<b>Future Legislation</b>								
3.5.7.A	<u>Housing Legislation Revision</u> . Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	H-6.3	<u>PDS</u> OSIA	A-1		X			
3.5.7.B	Funding for Workforce and Affordable Housing. <b>DUPLICATE.</b> [See Program 3.1.2.D. Legislation for Workforce and Affordable Housing]								
<b>3.5.8</b>	<b>Training and Procedures for Staff</b>								
3.5.8.A	<u>Staff Training</u> . Conduct staff training bi-annually on the Housing Element requirements and County offerings	H-6.6	<u>PDS</u> County HCD	A-2			H		
3.5.8.B	<u>Planning Commission Workshops</u> . Conduct workshop with the Planning Commission on Housing Element policies and programs.	H-6.6	<u>PDS</u> County HCD	A-2			H		

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