



Inclusionary Housing Ordinance

Introductions

As we get started, please share in chat

- Your name
- Why you're interested in Inclusionary Housing

Intention Setting

Today's Objective:

- Provide you with information on the Inclusionary Housing Ordinance that the Board of Supervisors will consider adopting.
 - 4 Components

▶▶▶ Board of Supervisors Public Hearing: June 24th

What is Inclusionary Housing?



Would require new housing projects being built to include some affordable housing.

4 Components

Set-Aside Requirement

For Rent
X%

For Sale
X%

GPA
X%

Shapes affordability
outcome

Minimum Project Size

X Units

Determines when
requirement applies

Alternative Compliance

Choose at least one

Supports flexibility

Incentives

Add all, any, or none

Encourages affordable
units on site

Set Aside Requirement

5% - 20%



Extremely Low, Very Low, Low, and Moderate

Percentage

Level of Affordability



For Sale

**Focus on Moderate
and Low-income**

For Rent

**Focus on Very
Low-income**

General Plan
Amendment

**Focus on higher
requirement**

Economic Analysis

2023 Economic Analysis

- Evaluated feasibility of range of set-asides and identified in-lieu fees

2026 Independent Review

- Methodology consistent with industry practice
- Economic conditions have changed over time
- **Recommendation:** Include set aside requirements that enable projects to absorb requirements and market shifts

Set Aside Requirement

Board will choose one for each project type.

5% - 20%



Extremely Low, Very Low, Low, and Moderate

Percentage

Level of Affordability

For Sale

For Rent

GPA's

Tier 1

10% Moderate

5% Very Low

10% Low

Tier 2

5% Very Low
or 10% Low
or 15% Moderate

5% Extremely Low or
5% Very Low
or 10% Low

10% Very Low
or 15% Low
or 20% Moderate

Tier 3

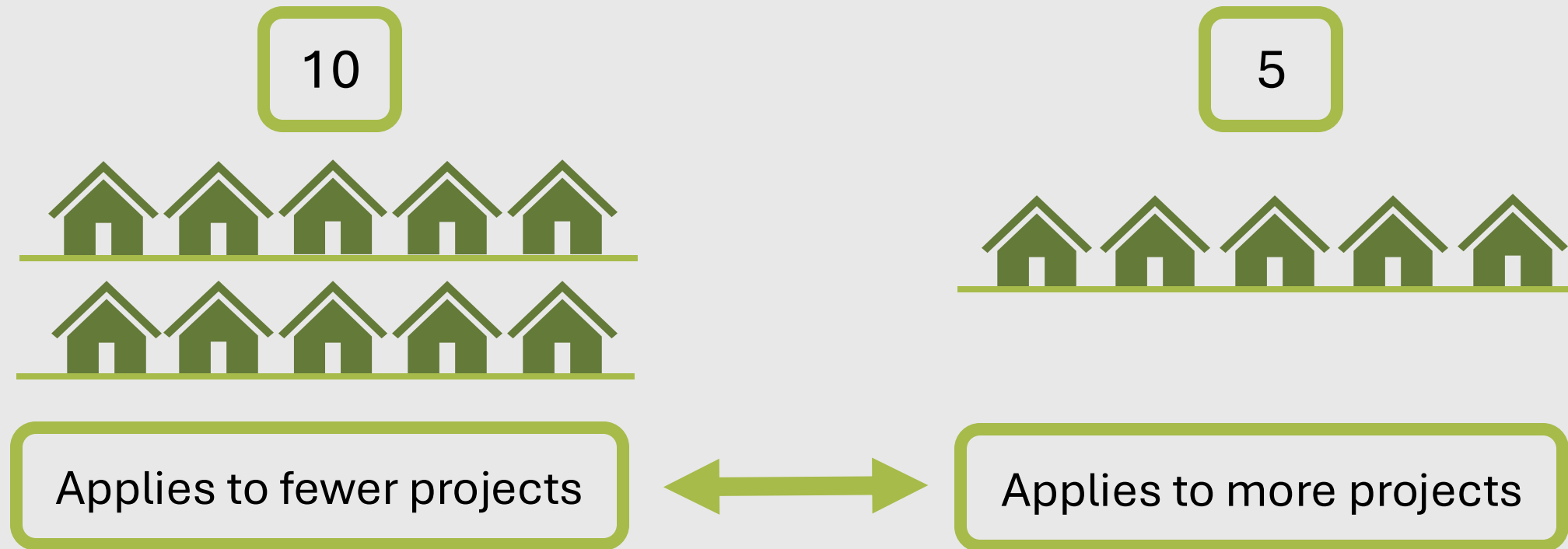
5% Low
+ 10% Moderate

5% Very Low
+ 5% Low
+ 10% Moderate

20% Low

Minimum Project Size

Board will choose a size.



Establishes which projects the ordinance applies to, based on unit count

**excludes ADUs.*

Alternative Compliance

Board will choose at least one.



Location Criteria

- Same Community Plan Area, or
- Within 3 miles, or
- High or Highest Resource Areas, or
- VMT Efficient & Infill Areas

Alternative Compliance

Board will choose at least one.



Accessory Dwelling Units



In Lieu Fees



Allow for

All Projects

Small Projects

Fully

Partially

Fulfills Requirement

Alternative Compliance

Board will choose at least one.



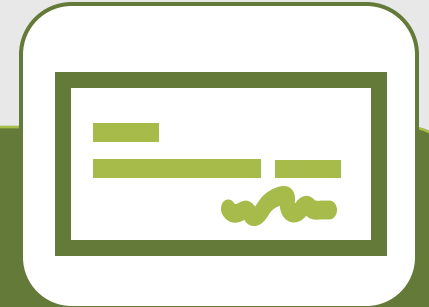
Land Donation



Offsite Development



Accessory Dwelling Units



In Lieu Fees

Location Criteria

Same Community Plan Area

Within 3 miles

High or Highest Resource Areas

VMT Efficient & Infill Areas

Allow for

All Projects

Small Projects

Fully

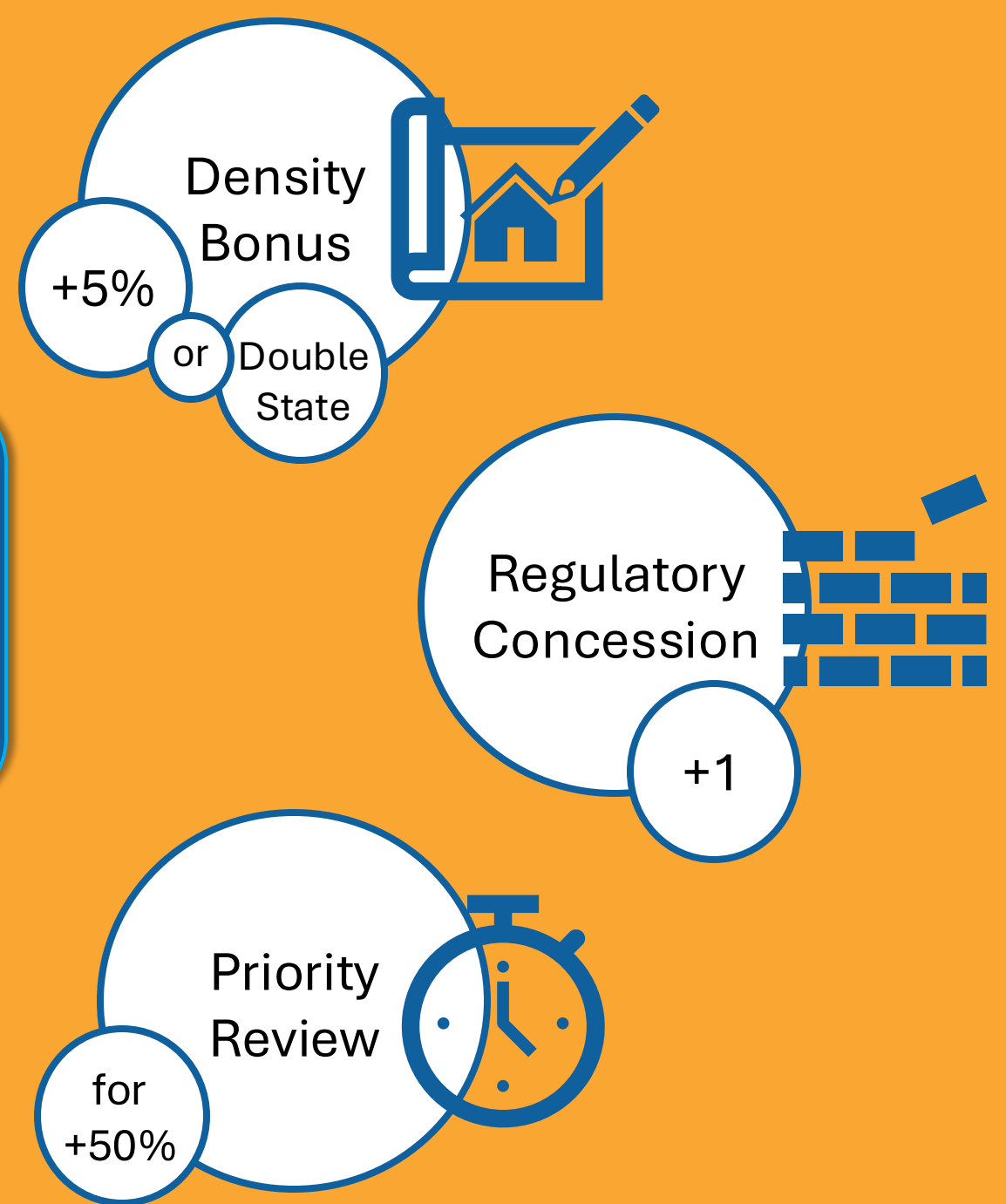
Partially

Fulfills Requirement

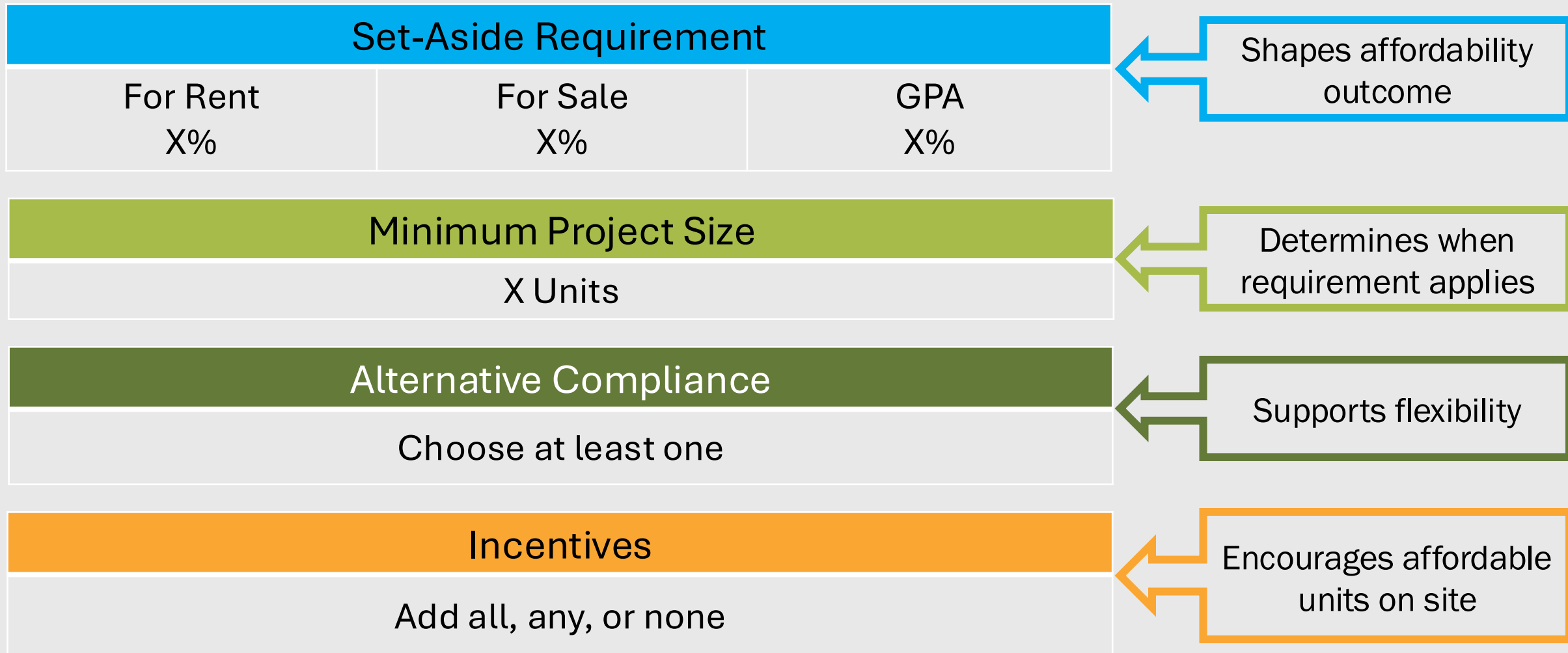
Incentives

Board can add none, any, or all.

Encourage building affordable units onsite, instead of using alternative compliance options.



4 Components



Board of Supervisors Meetings

Meetings are at the County Administration Center, 1600 Pacific Highway, Room 310, San Diego, CA 92101, unless otherwise noted on the agenda.

Agendas

[View Agendas & Documents](#)

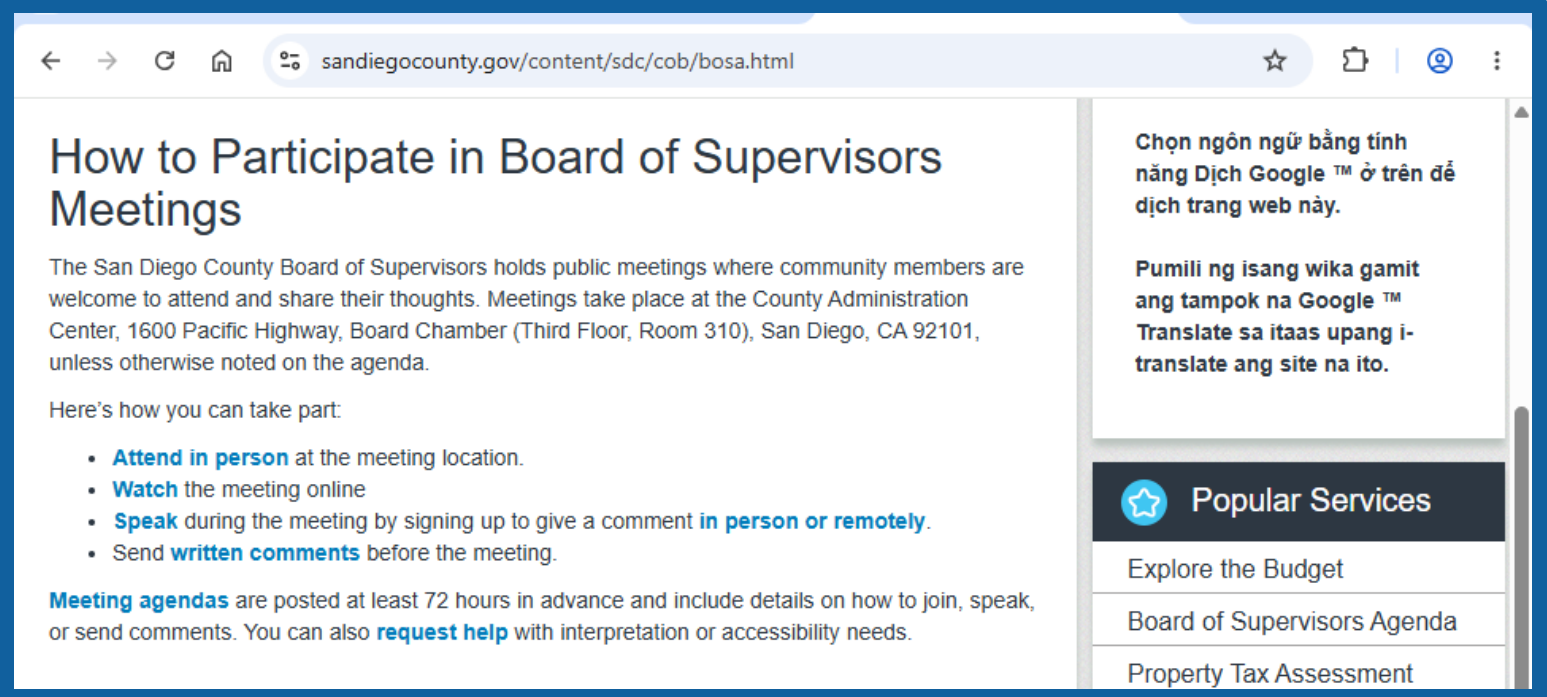
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eComment: Select the agenda item you'd like to comment on and leave a comment.

Policy Decision 1 – Establish Set-Aside Requirements The Board must establish the percentage of affordable units required in a housing development and the affordability levels those units must serve by selecting one set-aside option for each project type: for-sale, rental, and General Plan Amendment projects. The options are grouped into three tiers based on their estimated impact on housing feasibility, with Tier 1 having the lowest impact and Tier 3 the highest. Choose one for each project type:			
	For Sale Projects	For Rent Projects	GPA Projects
Tier 1	<input type="checkbox"/> 10% Moderate	<input type="checkbox"/> 5% Very Low	<input type="checkbox"/> 10% Low
Tier 2	<input type="checkbox"/> 5% Very Low or 15% Moderate	<input type="checkbox"/> 5% Extremely Low or 10% Low	<input type="checkbox"/> 15% Low or 20% Moderate
Tier 3	-	-	<input type="checkbox"/> 20% Low
Policy Decision 2 – Set the Project Applicability Threshold The Board must select the minimum project size that will be subject to the inclusionary housing requirements by choosing one of the following: <input type="checkbox"/> 5 or more Units <input type="checkbox"/> 10 or more Units <input type="checkbox"/> Another threshold selected by the Board			
Policy Decision 3 – Choose at Least One Alternative Compliance Option The Board must select at least one alternative compliance option that allows developers to satisfy all or part of the affordable housing requirement through a method other than providing the units onsite. Choose at least one of the following:			
<input type="checkbox"/> Off-Site Development	The developer may provide affordable units off-site within the unincorporated area in either the same Community Planning Area, within 3 miles of the market-rate project site, a VMT-efficient or infill area, or a High or Highest Resource Area.		
<input type="checkbox"/> Land Donation	The developer may donate land for future affordable housing within the unincorporated area in the same Community Planning Area, within 3 miles of the market-rate project site, a VMT-efficient or infill area, or a High or Highest Resource Area.		
<input type="checkbox"/> In-Lieu Fee	The Board may allow developers to pay an in-lieu fee instead of constructing some or all required affordable units. The Board can choose one of the following approaches: <input type="checkbox"/> 1. Allow all projects to pay a fee to satisfy the full affordable housing obligation <input type="checkbox"/> 2. Allow projects to pay a fee to satisfy 50% of the affordable housing obligation <input type="checkbox"/> 3. Allow only projects of less than 10 units to pay a fee instead of constructing affordable units		
<input type="checkbox"/> Affordable ADUs	Allow onsite Accessory Dwelling Units (ADUs) to satisfy a portion of the affordable housing requirement, provided the ADUs are affordable and comparable in bedroom count and quality to the market-rate units.		
<input type="checkbox"/> All of the Above	Allow all alternative compliance options, providing maximum flexibility for satisfying affordable housing requirements.		
Policy Decision 4 – Identify Available Incentives The Board may select one or more incentives to encourage projects to provide affordable units onsite. Choose from any of the following:			
<input type="checkbox"/> Density Bonus + Concessions	The Board may allow qualifying projects to receive an additional density bonus and one additional concession beyond State and County incentives. The Board can choose one of the following density bonus approaches: <input type="checkbox"/> 1. Allow projects to receive an additional 5% density bonus, or <input type="checkbox"/> 2. Allow projects to double the density bonus otherwise allowed under the State Density Bonus Law, up to a maximum bonus of 50%.		
<input type="checkbox"/> Priority Reviews	Allow projects that provide at least 50% more Low-income affordable units than required to receive priority permit processing and review.		
<input type="checkbox"/> All of the above	Allow qualifying projects to receive all available incentives, including an additional density bonus, an additional concession, and priority permit processing.		

sandiegocounty.gov/content/sdc/cob/bosa.html

Instructions are available online for participating in the Hearing



The screenshot shows a web browser window with the URL sandiegocounty.gov/content/sdc/cob/bosa.html. The page title is "How to Participate in Board of Supervisors Meetings". The main content area contains the following text:

The San Diego County Board of Supervisors holds public meetings where community members are welcome to attend and share their thoughts. Meetings take place at the County Administration Center, 1600 Pacific Highway, Board Chamber (Third Floor, Room 310), San Diego, CA 92101, unless otherwise noted on the agenda.

Here's how you can take part:

- **Attend in person** at the meeting location.
- **Watch** the meeting online
- **Speak** during the meeting by signing up to give a comment **in person or remotely**.
- Send **written comments** before the meeting.

Meeting agendas are posted at least 72 hours in advance and include details on how to join, speak, or send comments. You can also **request help** with interpretation or accessibility needs.

On the right side of the page, there is a sidebar with a Google Translate widget in Vietnamese and Tagalog, and a "Popular Services" section with links to "Explore the Budget", "Board of Supervisors Agenda", and "Property Tax Assessment".

Visit our website:

sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html

Share more feedback:

Email: PDS.LongRangePlanning@sdcounty.ca.gov

Phone Number: (858) 505-6677