EXHIBIT 7

RO-6-140

COUNTY OF SAN DIEGO

GENERAL PLAN

HOUSING ELEMENT
BACKGROUND REPORT

LAND USE AND ENVIRONMENT GROUP
Planning & Development Services
April 2017

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1 COMMUNITY OUTREACH

The previous Housing Element was adopted by the County of San Diego's Board of Supervisors on April 24, 2013 and certified by the California Department of Housing and Community Development (HCD). This Housing Element update retains the goals, policies and implementation programs previously approved. Significant revisions have been limited to the Background Report which contains updated statistics and analyses based on data from the 2010 Census and the American Community Survey and a revised Sites Inventory to meet the Regional Housing Needs Assessment (RHNA).

Community outreach for this current Housing Element update reflects the level of changes.including minor updates to capture current circumstances and processes. The following outreach efforts supported this update;

1.1 General Plan Update Outreach

The San Diego County General Plan Update (GPU), adopted in 2011, was the result of a bottom-up planning process. The public outreach program focused on a three-tiered approach. The first tier — two advisory bodies provided a regional perspective. The second tier consisted of community planning and sponsor groups who served community-level interests. Meetings with individual organizations and residents, along with miscellaneous outreach efforts, provided the third tier of the outreach. This public involvement process included workshops, open houses, and public meetings. The topics included the identification of desired goals, policies, and standards to appropriately accommodate higher densities and to provide housing for a range of household income levels in each community.

The GPU outreach included more than 500 public meetings conducted by staff, many more meetings conducted by community groups, specific mailers to every property owner in the unincorporated County, numerous articles in community and regional newspapers about the project, along with a project website accessed approximately 40,000 times per year. Also, staff maintained a project specific email account and a hotline to field inquiries and provided regular email announcements through a monthly newsletter to over 1,000 interested parties.

Advisory Groups

The two regional advisory groups consisted of a Steering Committee and an Interest Group. The Steering Committee was composed of elected or appointed community representatives from local community planning and sponsor groups. While this committee provided input on regional level interests, they also served as a conduit to the community planning and sponsor groups where each community's perspective was provided. An Interest Group, which included representatives from development, environmental, agricultural and professional groups, provided a more focused perspective.

These advisory groups provided input into development of the Housing Element during two special Housing Element meetings during which informational presentations regarding State housing laws, the Regional Housing Needs Assessment (RHNA) process, and the unincorporated County's regional share of housing, was made to the Steering Committee and Interest Group. The presentations were made by County staff during regular meetings of these two advisory groups where Housing Element requirements and their effects on land use planning in the County of San Diego were explained. Also discussed were specific challenges to meeting the housing requirements in unincorporated San Diego County, alternative forms of affordable housing for a rural county, and strategies to make high density housing conform to the existing community character.

Community Planning and Sponsor Groups

In addition to the regional advisory groups, community interests within the unincorporated County were represented by community planning groups (CPG) and community sponsor groups (CSG). CPG members are elected while CSG members are appointed. The purpose of these groups is to advise County Planning & Development Services, Planning Commission, and Board of Supervisors on land use related issues.

Generally, CPG and CSG members represent a broad cross-section of the community. Most of the groups consist of at least 15 members. Many CPGs and CSGs have subcommittees that are tasked with addressing housing-related issues. The CPGs and CSGs hold regularly scheduled public meetings which are advertised in local media (community newspapers) and on CPG/CSG websites (most CPGs and CSGs have websites). In addition, meeting agendas and notices are posted on bulletin boards in community centers where meetings are held. Also, group rosters, meeting agendas and minutes are posted on the County's website at http://www.sdcounty.ca.gov/pds/CommunityGroups.html.

Community planning groups are established for the north County communities of Fallbrook, Rainbow, San Dieguito and Valley Center; the east County communities of Alpine, Crest/Dehesa, Jamul/Dulzura, Lakeside, Ramona, Spring Valley, Sweetwater, and Valle de Oro; and the backcountry communities of Boulevard, Campo/Lake Morena, Descanso, Julian, Pine Valley and Potrero. Community sponsor groups serve the north County communities of Bonsall, Hidden Meadows, Pala-Pauma, and Twin Oaks Valley, along with the backcountry communities of Borrego Springs, Cuyamaca, Jacumba and Tecate.

These venues allow the County to provide outreach to a broad base of community members, including low- and moderate-income residents and those with special needs. Backcountry communities, in particular, have a high percentage of low and very low income families, and a broad range of interests was represented through the community meeting and workshop process.

Most General Plan Update meetings and workshops were also a CPG or CSG meeting and were advertised on that group's website and bulletin board. When County staff began a series of community meetings, they sent notices out to a mailing list of about

1,200 persons, including County residents, representatives from special needs groups, community stakeholders, developers, and other interested parties. Depending on the community and the agenda, the number of people attending each of the meetings ranged from 5 to 200 people.

Other Outreach

Meetings that provided opportunities for public input on the General Plan elements during the update process were advertised in local media, listed on the General Plan Update website, and announced on the County's hotline. The County's community planning process for the General Plan Update provided ample opportunity for all segments of the community to provide input into residential land use patterns and housing choices within their community. The planning process included a large number of meetings and a high level of community participation. Issues such as second dwelling units, multi-family housing, and senior housing were discussed during this process. Staff also made special presentations on affordable housing at several public meetings. Finally, staff conducted town center planning workshops in the following four communities, which included planning for all income ranges:

- Valley Center town center
- Ramona town center
- Lake Morena/Campo
- Harmony Grove (a small new town in the San Dieguito Planning Area)

Approximately 50 noticed public hearings with the Planning Commission and Board of Supervisors were held through the planning process to verify the direction of the project. Some of the more significant topics for these hearings included preliminary goals and policies, population goals, growth concepts, residential mapping, the land use framework, and road network planning.

1.2 Public Outreach Under the Current Planning Cycle

Due to the recent adoption of a comprehensive update of the General Plan as discussed above, this Housing Element update is limited primarily to a revised Background Report and Inventory. Therefore, the public outreach has been tailored to reflect the actual extent of proposed changes and recent extensive outreach conducted as part of the comprehensive update of the General Plan.

Live Well – Thriving

Live Well San Diego is a long-term initiative to advance the health, safety and overall well-being of the region. This initiative has progressed since the original adoption of Building Better Health in 2010 and Living Safely in 2012 into a sustained, long-term effort. Live Well San Diego includes three components; Building Better Health, Living Safely, and Thriving. A Strategy Agenda for the Thriving component was adopted in October, 2014.

The Thriving agenda includes three focus areas:

- Built and Natural Environment,
- Enrichment
- Prosperity, Economy and Education

The housing related strategies are contained in the Built and Natural Environment focus area and include the following:

- Support availability and affordability of housing for all community members
- Create more accessible housing for seniors and people with disabilities to live independently
- Expand crime-free multi-family projects linked to economic opportunities for residents

Strategy implementation occurred through a Housing Action Team that met regularly after the adoption of the Strategy Agenda. The Housing Action team is comprised of executives and leaders from housing community. The team assessed state of regional collaboration efforts for housing, reviewed housing related goals in the Live Well Thriving Plan, and prioritized opportunities to expand collaboration and coordination. The ongoing coordination and assessments were used to bolster staff analysis and updates to the Housing Element. Outreach with the Housing Action Team included the following organizations:

- Building Industry Association
- California Department of Veterans Affairs
- Community Housing Works
- Local Initiatives Support Corporation
- San Diego Association of Governments
- San Diego County Apartment Association
- San Diego Housing Commission
- San Diego Housing Federation
- San Diego Regional Chamber of Commerce
- Urban Land Institute
- Wakeland Housing and Development Corporation

Public comments received during the outreach process and the September 23, 2015 Housing Action Team meeting were focused on the following:

Housing Needs:

1. Lack of affordable housing (high cost of housing)
2. Senior and disabled housing

Housing Constraints:

1. Land use regulations
2. Availability of residentially-zoned land

Additional concerns related to affordability were also expressed with the release of a study on housing afforadability by Point Loma Nazarene University in 2015. Meetings with stakeholders and the Building Industry Association also included input related to improving permit processing and land use regualtions. As such, the Housing Element Implementation Plan includes the retention of the following programs to ensure that permit processes continues to be improved and streamlined and to preserve lower-income housing.

Housing Programs:

3.3.3.C Streamline Regulations. 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.

3.4.2.A Single-Family Housing Upgrade Goal. Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.

3.4.3.A Multi-Family Housing Upgrade Goal. Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.

Additional Planning and Sponsor Group Coordination

At the October 8, 2016 Quarterly Training for the Community Planning and Sponsor Groups (CPG/CSG), County staff provided an explanation of the purpose and scope of this most recent Housing Element update. The 26 CPG/CSGs represent a broad cross-section of the community and provide input and recommendations to County staff, Planning Commission and Board of Supervisors. CPG/CSGs were given the opportunity to review proposed changes and meet with staff to discuss questions or concerns. Communities represented at the meeting included the following:

- Bonsall
- Boulevard
- Campo/Lake Morena
- Crest/Dehesa
- Descanso
- Jamul/Dulzura
- Fallbrook
- San Dieguito
- Spring Valley

- Valley Center
- Valley De Oro

Comments received were primarily related to the high cost of housing and ensuring that new housing projects are appropriately sited and designed in order to preserve community character.

Housing Needs:

1. Lack of affordable housing (high cost of housing)
2. Housing design/siting

Housing Constraints:

1. Land use regulations

Staff is continuing the development of form-based and mixed use zoning as a tool to encourage housing and improve overall community character. The following housing program was retained to address issues related to community character.

Housing Program:

3.1.2.C Mixed Use Zoning. Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers.

Staff is continuing to develop and update new codes in the communities of Alpine, Fallbrook and Ramona.

Other Outreach

A project website was established and included all draft revised Housing Element documents, a project hearing schedule and staff point of contact. http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html In addition to previous meetings with the Housing Action Team, County staff also contacted interested groups such as affordable housing advocates, advocates for farmworker housing and the San Diego Housing Federation to ensure that the needs of people with low and moderate incomes were represented during the update process and to provide additional opportunities for meetings and input. An article regarding the update was included in the July 2016 Department of Planning & Development Services E-blast Newsletter which has a circulation of approximately 2,000 members. Staff also met with the San Diego Housing Federation in August, 2016 to review and summarize the efforts related to outreach and development of the updated Housing Element.

2 Key Issues

2.1 Overview

This Housing Element seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County's unincorporated communities. It also seeks to reconcile housing needs with competing land use interests. For example, agriculture is a major sector within the regional economy, and most agricultural operations are located within the unincorporated County. San Diego County also has the greatest number of endangered species of any county within the continental United States, and most of those species are located within unincorporated areas. Retaining agricultural and environmental resources, therefore, must be reconciled with a housing allocation that is the second largest share within the region.

Because of the size and physical variation of the unincorporated County, key Housing Element issues are identified by location type—Village, Semi-Rural, and Rural Lands regional categories defined within the Land Use Element—to facilitate place-based solutions for housing issues within the unincorporated County.

2.2 Village Issues

Communities located within the San Diego County Water Authority (CWA) boundary will accommodate most of the County's future population growth and housing. Many of these communities face common issues:

- **Housing Choice:** Existing density, lot size, building type, and parking requirements make it difficult for developers to provide a variety of housing choices for different age or economic groups.
- **Achieving Planned Densities:** Minimum lot sizes, height restrictions and other regulations can reduce development yields to well below planned densities. For example, two-story height restrictions will typically limit density to 15 or 20 units per acre.
- **Infrastructure and Services:** Providing roads, sewer, and other infrastructure to support urban or suburban development is a challenge in many communities, particularly in the County's outlying communities. Higher residential densities cannot be supported due to equipment limitations in many fire districts.
- **Community Acceptance:** Some community resistance to high-density housing is based on existing, poorly designed development. Most unincorporated communities resist new types of higher intensity development unless it includes parks, landscaping and other amenities that help retain rural character.

In the unincorporated County, environmental conditions also limit development potential. Even within existing Village areas, unique environmental resources such as the vernal pools can limit development potential. The County also contains a Village area outside the CWA called Borrego Springs. Located next to Anza Borrego State

Park, this desert community includes a seasonal tourism-based economy that presents unique housing issues.

2.3 Semi-Rural and Rural Lands Issues

Improving housing affordability in Semi-Rural and Rural Lands is a challenge because high-density housing is not compatible with the character in these locations. To maintain the semi-rural character and pattern of development in these communities, residential growth is redirected away from rural and remote areas with minimal public services to areas where higher density and a less rural character is consistent with the existing pattern of development and the availability of public services. Housing-related issues include:

- **Affordability:** Existing requirements for large lot sizes increase costs for land and infrastructure in Semi-Rural areas.
- **Housing choice:** Affordable housing that is consistent with rural character such as mobile or manufactured homes, second units, and farmworker housing. However, some existing regulations do not facilitate this type of development.
- **RHNA requirements for lower income households:** Although the State encourages the use of higher-density zoning to meet RHNA requirements for lower income families, higher multi-family densities are often not supported by the General Plan, Community Plans or Zoning Ordinance in San Diego semi-rural and rural communities.

Housing Element policies should be tailored to address affordability and other housing related issues in these locations.

3 Housing Needs Assessment

This section of the Housing Element Background Report consists of an analysis of demographic, economic, employment, and housing data that help identify and illustrate the housing needs in the unincorporated area.

Numerous data sources were used in updating the County's Housing Element. The key data sources include:

- 2010 Census
- American Community Surveys (ACS) 2006-2010 and 2010-2014
- San Diego Association of Governments Profile Warehouse and Data Warehouse
- State Department of Finance Population and Housing Estimates
- Employment Development Department, Labor Market Statistics
- HUD Comprehensive Housing Affordability Strategy (CHAS) data
- Regional Task Force of the Homeless, Regional Homeless Profile
- County of San Diego GIS data

Specific sources are referenced in each table or footnoted.

The housing needs in San Diego have been influenced by the nation's recession of December 2007 to June 2009 that was largely the result of an overinflated housing market. The San Diego region experienced an historic number of foreclosures and short sales and related high unemployment. In 2016, the cost of housing is quickly outpacing moderate gains in employment and income, making the need for affordable housing a top priority for the region.

The unincorporated County is divided into 24 community planning areas (CPAs) and includes within its boundaries several areas that are not subject to County land use authority. The entire planning area of Barona consists of an Indian Reservation and there are 17 other reservations within the remaining CPAs. Camp Pendleton, the nation's busiest military base, is located in the planning area of Pendleton-DeLuz, and the vast majority of the population in Otay comes from three correctional facilities: East Mesa Detention Facility, George F. Bailey Detention Facility, and State Donovan Correctional Facility.

3.1 Demographic Profile

Population Trends

Population Growth

According to the 2010 Census, the unincorporated area of San Diego County had a population of 486,614, comprising about 16 percent of the total County population. Between 2000 and 2010, population in the unincorporated area grew by ten percentwhich was similar to overall County.

Table 3-1 Population Trends: 2000 – 2015

CPA	Population			Percent Change		% Uninc. Area 2015
	2000	2010	2015	2000-2010 (10yrs)	2010-2015 (5yrs)	
Alpine	16,542	17,257	17,569	4%	2%	3.5%
Barona	536	509	686	-5%	35%	0.1%
Bonsall	8,880	10,002	10,518	13%	5%	2.1%
Central Mountain	4,880	4,841	5,412	-1%	12%	1.1%
County Islands	1,986	2,271	2,303	14%	1%	0.5%
Crest-Dehesa	9,365	10,118	10,038	8%	-1%	2.0%
Desert	3,262	4,408	5,969	35%	35%	1.2%
Fallbrook	39,599	43,240	45,249	9%	5%	9.0%
Jamul-Dulzura	9,218	11,975	9,592	30%	-20%	1.9%
Julian	3,104	2,856	3,589	-8%	26%	0.7%
Lakeside	72,568	73,352	76,022	1%	4%	15.1%
Mountain Empire	6,402	8,522	8,607	33%	1%	1.7%
North County Metro	38,253	43,504	42,926	14%	-1%	8.5%
North Mountain	2,830	3,044	3,217	8%	6%	0.6%
Otay	6,804	4,669	5,693	-31%	22%	1.1%
Pala-Pauma	6,176	6,457	6,141	5%	-5%	1.2%
Pendleton-De Luz	36,927	38,144	40,116	3%	5%	8.0%
Rainbow	1,836	1,927	1,913	5%	-1%	0.4%
Ramona	33,404	35,695	36,725	7%	3%	7.3%
San Dieguito	12,516	29,716	32,995	137%	11%	6.5%
Spring Valley	59,324	62,126	64,552	5%	4%	12.8%
Sweetwater	12,951	13,083	13,573	1%	4%	2.7%
Valle De Oro	40,031	40,520	41,494	1%	2%	8.2%

Table 3-1 Population Trends: 2000 – 2015

CPA	Population			Percent Change		% Uninc. Area 2015
	2000	2010	2015	2000-2010 (10yrs)	2010-2015 (5yrs)	
Valley Center	15,525	18,378	19,287	18%	5%	3.8%
Unincorporated Area	442,919	486,614	504,330	10%	4%	100.0%
San Diego County	2,813,833	3,095,313	3,227,496	10%	3%	-

SOURCE: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016).

Table 3-1 shows population by Community Planning Area (CPA). In 2015, the CPAs with the highest estimated populations and largest share of the unincorporated County population included Fallbrook, Lakeside, North County Metro, and Spring Valley. Pendleton-DeLuz has a significant population but group quarters at Camp Pendleton account for nearly half of the total. Between 2010 and 2015, the CPA's with the largest estimated percent increase in population were Desert (35 percent), Barona (35 percent), and Julian (26 percent). These CPAs are relatively small with populations of less than 5,000.

CPAs with the lowest populations included Rainbow, North Mountain and County Islands. County Islands is located in an urban area, but relative to the other unincorporated communities, its population is small because it covers asmall geographical area. Jamul-Dulzura was the only CPA during this timeframe to see a significant decrease in population (20 percent). The entire planning area of Barona is within the Barona Reservation where the County has no land use authority.

Projected Population

From 2010 to 2050, population in the unincorporated area is expected to increase by more than 33 percent, from 486,614 to 647,233.

Table 3-2 2010 Census and Projected Population: 2050

CPA	Census	Population Projection			Percent Change			
	2010	2020	2030	2050	2010-20	2020-30	2030-50	2010-50
Alpine	17,257	18,210	21,018	23,841	5.52%	15.42%	13.43%	38.15%
Barona	509	570	571	569	11.98%	0.18%	-0.35%	11.79%
Bonsall	10,002	11,876	13,549	14,563	18.74%	14.09%	7.48%	45.60%
Central Mountain	4,841	5,535	5,962	6,353	14.34%	7.71%	6.56%	31.23%

Table 3-2 2010 Census and Projected Population: 2050

CPA	Census	Population Projection			Percent Change			
	2010	2020	2030	2050	2010-20	2020-30	2030-50	2010-50
County Islands	2,271	2,501	2,959	5,013	10.13%	18.31%	69.42%	120.74 %
Crest-Dehesa	10,118	10,680	10,908	11,062	5.55%	2.13%	1.41%	9.33%
Desert	4,408	5,187	5,876	7,322	17.67%	13.28%	24.61%	66.11%
Fallbrook	43,240	48,924	52,700	57,505	13.15%	7.72%	9.12%	32.99%
Jamul-Dulzura	11,975	11,812	12,859	14,462	-1.36%	8.86%	12.47%	20.77%
Julian	2,856	3,475	3,831	3,900	21.67%	10.24%	1.80%	36.55%
Lakeside	73,352	81,087	98,806	107,299	10.55%	21.85%	8.60%	46.28%
Mountain Empire	8,522	8,842	10,352	11,997	3.75%	17.08%	15.89%	40.78%
North County Metro	43,504	49,233	58,486	65,310	13.17%	18.79%	11.67%	50.12%
North Mountain	3,044	3,336	3,624	3,941	9.59%	8.63%	8.75%	29.47%
Otay	4,669	12,707	13,506	14,312	172.16 %	6.29%	5.97%	206.53 %
Pala-Pauma	6,457	7,510	8,067	9,058	16.31%	7.42%	12.28%	40.28%
Pendleton-De Luz	38,144	44,700	44,867	44,722	17.19%	0.37%	-0.32%	17.25%
Rainbow	1,927	2,285	2,675	2,930	18.58%	17.07%	9.53%	52.05%
Ramona	35,695	39,351	41,832	46,041	10.24%	6.30%	10.06%	28.98%
San Dieguito	29,716	33,885	36,943	38,983	14.03%	9.02%	5.52%	31.19%
Spring Valley	62,126	65,054	70,132	72,361	4.71%	7.81%	3.18%	16.47%
Sweetwater	13,083	13,852	14,439	15,722	5.88%	4.24%	8.89%	20.17%
Valle De Oro	40,520	41,478	43,654	43,863	2.36%	5.25%	0.48%	8.25%
Valley Center	18,378	22,839	24,561	27,626	24.27%	7.54%	12.48%	50.32%
Unincorporated Area	486,614	543,426	600,648	647,233	11.67%	10.53%	7.76%	33.01%
San Diego County	3,095,313	3,435,713	3,741,666	4,068,759	11.00%	8.91%	8.74%	31.45%

SOURCE: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted on: 04/2016).

Table 3-2 shows the projected population in the unincorporated area for 2010, 2020, 2030 and 2050. CPAs that are projected to experience the highest percentage of population growth include County Islands (120 percent), Desert (66 percent), and Rainbow (52 percent). Otay is also expected in grow by 206 percent but this increase is attributed to group quarters rather than residences. A few CPAs are projected to experience limited population growth. These include Crest-Dehesa (9 percent) and Valle de Oro (8 percent).

Age Characteristics

Housing demand within the market is often influenced by the housing preferences of certain age groups. Table 3-3 shows the 2015 median age in the unincorporated area was 36.3, compared to the countywide median of 34.9.

Table 3-3 Age Distribution: 2015

CPA	0–19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+	Median Age 2015	Median Age 2010
Alpine	24%	13%	9%	11%	18%	13%	8%	5%	44.0	43.3
Barona	22%	11%	8%	10%	21%	14%	8%	6%	49.1	28.9
Bonsall	25%	13%	11%	12%	14%	11%	8%	5%	40.9	46.3
Central Mountain	19%	14%	8%	10%	17%	18%	9%	5%	48.4	47.2
County Islands	31%	15%	12%	11%	13%	8%	5%	5%	33.7	30.9
Crest-Dehesa	24%	15%	10%	11%	17%	13%	7%	3%	40.7	45.5
Desert	18%	10%	7%	7%	12%	18%	15%	12%	56.2	55.7
Fallbrook	26%	15%	10%	10%	13%	12%	8%	5%	38.3	39.5
Jamul-Dulzura	19%	17%	11%	13%	18%	13%	6%	3%	43.0	38.9
Julian	16%	9%	7%	8%	16%	21%	15%	8%	56.8	52.2
Lakeside	26%	14%	11%	12%	15%	12%	6%	4%	38.6	37.6
Mountain Empire	26%	13%	10%	12%	13%	13%	8%	5%	40.4	42.9
North County Metro	25%	13%	11%	12%	15%	12%	7%	5%	41.4	46.2
North Mountain	18%	10%	10%	10%	14%	20%	11%	6%	50.8	50.1
Otay	22%	17%	19%	17%	13%	8%	3%	1%	35.8	37.1
Pala-Pauma	29%	14%	10%	11%	14%	11%	8%	4%	37.4	41.8
Pendleton-De Luz	35%	50%	9%	3%	2%	1%	1%	0%	22.0	21.9
Rainbow	24%	13%	8%	13%	14%	12%	9%	7%	44.0	32.4
Ramona	25%	15%	10%	12%	17%	13%	6%	3%	40.2	39.4
San Dieguito	30%	10%	10%	15%	15%	11%	5%	3%	39.8	39.0
Spring Valley	29%	15%	13%	12%	13%	9%	5%	3%	33.9	33.4
Sweetwater	24%	14%	12%	13%	14%	13%	7%	4%	40.1	43.5
Valle De Oro	24%	14%	11%	11%	15%	14%	7%	5%	41.8	43.0
Valley Center	25%	13%	9%	11%	16%	14%	7%	5%	43.0	40.9
Unincorporated Area	27%	17%	11%	11%	14%	11%	6%	4%	36.3	36.9
San Diego County	26%	16%	14%	12%	13%	10%	5%	4%	34.9	34.7

SOURCES: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016).

Mature adult population (40 to 64 years of age) usually provides the market for moderate- to high-cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household size.

Based on the age distribution data, several CPAs had significantly higher proportions of mature adult and elderly persons, resulting in high median age estimates. These included Desert (median age of 56.2), Julian (56.8), and North Mountain (50.8). With the exception of Pendleton-DeLuz where the military brings the median age to 22.0, the only CPAs with a younger population than the countywide median were County Islands (33.7) and Spring Valley (33.9).

Racial/Ethnic Composition

Ethnicity is useful in analyzing housing demand because it tends to demonstrate a relationship with other characteristics such as family size, locational preferences, mobility and often income. Hispanics are the fastest growing group in the region. According to the 2010 Census, Hispanics accounted for 25.5 percent of the population in the unincorporated area. By 2015, this proportion increased to an estimated 28.37 percent. Whiteand Black races experienced decreases and Asian andPacific Islandersexperienced a slight increase in the unincorporated area during the same period. Table 3-4 illustrates the race/ethnic composition of residents by CPA estimated in 2015.

Table 3-4 Population by Race and Hispanic Origin: 2015

CPA	Hispanic	Non-Hispanic						
	All Races	White	Black	American Indian	Asian	Hawaii/ Pacific Isl.	Other Race	Two or More Races
Alpine	18.15%	74.61%	1.22%	1.83%	1.75%	0.25%	0.05%	2.13%
Barona	20.55%	58.60%	0.73%	18.37%	0.73%	0.00%	0.00%	1.02%
Bonsall	30.35%	60.07%	1.75%	0.57%	3.93%	0.25%	0.29%	2.80%
Central Mountain	20.47%	70.81%	1.22%	4.10%	0.39%	0.30%	0.46%	2.25%
County Islands	74.99%	12.38%	1.43%	0.22%	8.99%	0.35%	0.00%	1.65%
Crest-Dehesa	19.22%	72.42%	1.46%	1.27%	2.25%	0.22%	0.14%	3.02%
Desert	41.73%	55.94%	0.67%	0.85%	0.02%	0.17%	0.05%	0.57%
Fallbrook	41.54%	51.88%	1.20%	0.96%	2.18%	0.24%	0.13%	1.87%
Jamul/Dulzura	31.56%	56.04%	4.58%	0.34%	4.85%	0.15%	0.39%	2.11%
Julian	13.43%	80.36%	0.50%	2.76%	0.86%	0.20%	0.08%	1.81%
Lakeside	20.82%	70.26%	2.23%	1.09%	1.97%	0.34%	0.09%	3.21%
Mountain Empire	40.14%	50.34%	2.15%	4.17%	0.41%	0.34%	0.19%	2.27%
North County Metro	28.37%	60.59%	1.64%	0.38%	6.18%	0.26%	0.16%	2.42%
North Mountain	19.99%	58.35%	1.65%	16.20%	0.99%	0.06%	0.19%	2.58%
Otay	48.01%	30.55%	9.03%	0.09%	10.28%	0.00%	0.63%	1.42%

Table 3-4 Population by Race and Hispanic Origin: 2015								
CPA	***Hispanic***	***Non-Hispanic***						
	All Races	***White***	***Black***	***American Indian***	***Asian***	***Hawaii/ Pacific Isl.***	***Other Race***	***Two or More Races***
Pala-Pauma	37.18%	43.41%	0.67%	12.44%	3.47%	0.54%	0.16%	2.13%
Pendleton-DeLuz	20.75%	56.66%	7.87%	2.28%	5.24%	1.90%	0.82%	4.48%
Rainbow	41.77%	52.27%	0.47%	1.05%	2.25%	0.78%	0.10%	1.31%
Ramona	25.10%	69.64%	0.76%	0.67%	1.47%	0.22%	0.11%	2.04%
San Dieguito	8.93%	63.40%	1.37%	0.22%	21.51%	0.18%	0.34%	4.04%
Spring Valley	42.78%	33.07%	10.61%	0.30%	8.10%	0.96%	0.17%	4.00%
Sweetwater	46.57%	32.62%	3.26%	0.27%	13.44%	0.65%	0.12%	3.07%
Valle de Oro	17.76%	69.48%	4.01%	0.37%	4.10%	0.33%	0.22%	3.74%
Valley Center	28.77%	58.72%	0.82%	5.15%	3.45%	0.14%	0.30%	2.64%
Unincorporated Area	28.04%	58.01%	3.55%	1.34%	5.33%	0.49%	0.23%	3.02%
San Diego County	33.43%	46.97%	4.28%	0.46%	11.08%	0.47%	0.22%	3.08%

SOURCE: SANDAG, Current Estimates (data extracted on 04/2016).

Most CPAs have similar race/ethnic compositions. However, the County Islands CPA was predominately Hispanic (74.99 percent). In a few other CPAs, the Hispanic population exceeded 40 percent: Desert (41.73 percent), Fallbrook (41.54 percent), Mountain Empire (40.14 percent), Otay (48.01 percent), Rainbow (41.77 percent), Sweetwater (46.57 percent) and Spring Valley (42.78 percent).

Table 3-5 displays the age characteristics of each race/ethnic group. With the exception of the White and Asian/Pacific Islander groups in the unincorporated County, approximately half of the population for each group is under the age of 25. Also of note is that 78 percent of residents who are at least age 65 are White Non-Hispanic.

The median age of “All Other” races (Non-Hispanic) is the lowest at 22.9.This is followed by the Hispanic population, which has a median age of 26.8 and the Non-Hispanic Black population, which has a median age of 30.5. The White population has the highest median age at 45.2.

Table 3-5 Population by Race, Ethnicity, and Age—Unincorporated County						
Age Group	***Hispanic***	***Non-Hispanic***				
	All races	***White***	***Black***	***American Indian***	***Asian & Pac Islander***	***All Other***

	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Under 25	66,612	47%	88,720	30%	7,280	41%	2,692	40%	9,690	33%	8,975	55%
25-44	38,395	27%	56,871	19%	5,068	28%	1,616	24%	7,819	27%	3,765	23%
45-64	27,340	19%	86,856	30%	4,230	24%	1,555	23%	7,814	27%	2,431	15%
65+	9,053	6%	60,103	21%	1,326	7%	886	13%	4,042	14%	1,191	7%
Total	*141,400*	100%	292,550	100%	17,904	100%	6,749	100%	29,365	100%	16,362	100%
Median Age	26.8		45.2		30.5		31.7		38.6		22.9	

SOURCE: SANDAG, Current Estimates (data extracted on 04/2016).

Table 3-6 illustrates the percent of each race that is estimated to be below the poverty level[1] within the unincorporated region of San Diego County.

Table 3-6 Poverty by Race and Ethnicity—Unincorporated County

Race (includes Hispanic or Latino of each race)	*Population Below Poverty Level Within Each Race*	*Percent of Population Below Poverty Level Within Each Race*	*Each Race's Share of the Poverty Population*
White	42,542	11.3%	76.4%
Black or African American	2,929	16.5%	5.3%
American Indian and Alaska Native	1,323	20.9%	2.4%
Asian	1,663	7.1%	3.0%
Native Hawaiian and Other Pacific Islander	460	25.9%	0.8%
Some other race	4,174	18.1%	7.5%
Two or more races	2,609	12.6%	4.7%
Total Considered Below Poverty Level	55,700	11.8%	100.0%
Hispanic/Latino Origin (of any race)	20,028	16.6%	35.96%
White alone, not Hispanic/Latino	27,708	9.6%	49.75%

SOURCE: 2010-2014 American Community Survey Table: S1701: Poverty Status in the Past 12 Months

Because people of Hispanic/Latino origin can be of any race, each of the races includes Hispanics. Although the number of White residents below the poverty level is

[1] The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the corresponding threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U).

substantial, over 27 percent of them are Hispanic. Over 35 percent of unincorporated County residents below the poverty level are of Hispanic origin. Also non-White races tend to have a higher rate of poverty. Almost 20 percent of American Indians are below the poverty level.

3.2 Household Profile

Household characteristics play an important role in defining housing needs. Household type and household income often affect the housing needs of a community.

Household Type

Table 3-7 Household Type

Household Type	*Unincorporated*		*County of San Diego*	
	Households	*Percent*	*Households*	*Percent*
Total Households	159,173	100.00%	1,083,811	100.00%
Families	121,914	76.59%	723,355	66.74%
- w/ children under 18	51,606	32.42%	334,276	30.84%
Non-Family Households	37,259	23.41%	360,456	33.26%
Single Living Alone	29,674	18.64%	266,618	24.60%
Average Household Size	2.9		2.85	

SOURCE: 2010-2014 American Community Survey 5-Year Estimates Table S1101:Households and Families. SANDAG, 2014 Estimates (data extracted on 04/2016).

In 2010, 159,339 households resided in the unincorporated area, representing a 10.8 percent increase from 2000. According to the 2010-2014 American Commuity Survey the number of households remains about the same with 159,173 (Table 3-7). The vast majority (76.59 percent) of the households were families continuing the trend from 2000 to 2010. The unincorporated area had a higher percentage of family households than the San Diego region as a whole. There were slightly more family households with children under 18 in the unincorporated area as well. Conversely, non-family households, as well as singles living alone, accounted for a higher percentage countywide. The average household size is about the same in the unincoporated county compared countywide.

Household Income

Income level is considered a useful indicator of the housing market, because income levels influence the range of housing prices within a community and the ability of households to afford housing. As household income decreases, the number of households paying a disproportionate amount (more than 30 percent) of their income on housing increases. Consequently, this often leads to an increase in overcrowding and inadequate living conditions.

For planning and funding purposes, the State Department of Housing and Community Development (State HCD) categorizes households into five income groups based on the County Area Median Income (AMI):

- Extremely Low Income—up to 30 percent AMI
- Very Low Income—31 to 50 percent of AMI
- Low Income—51-80 percent of AMI
- Moderate Income—81 to 120 percent of AMI
- Above Moderate Income—greater than 120 percent of AMI

Combined, extremely low–, very low–, and low-income households may be referred as lower income households.

Household Income by Household Type

Income data based on the 2010-2014 ACS by the United States Census is used to provide an overview of income distribution by tenure in the County unincorporated area.

Table 3-8 Household Income by Tenure—Unincorporated County

Households	***Households***	***Income Limit***	***Census Category***	***% of Households***
Owner-Households				
Extremely Low (≤30% AMI)	7,265	$17,350	Less than $20,000	6.89%
Very Low (31-50% AMI)	9,511	$28,900	$20,000-$34,999	9.01%
Low (51-80% AMI)	10,845	$46,250	$35,000-$49,999	10.28%
Moderate (81-120% AMI)	17,577	$63,750	$50,000-$74,999	16.66%
Above Moderate (>120% AMI)	60,319	$75,000+	$75,000+	57.17%
Total Owners	*105,517*			100.00%
Renter-Households				
Extremely Low (≤30% AMI)	7,770	$17,350	Less than $20,000	16.54%
Very Low (31-50% AMI)	9,542	$28,900	$20,000-$34,999	20.32%
Low (51-80% AMI)	9,183	$46,250	$35,000-$49,999	19.55%
Moderate (81-120% AMI)	9,590	$63,750	$50,000-$74,999	20.42%
Above Moderate (>120% AMI)	10,882	$75,000+	$75,000+	23.17%
Total Renters	*46,967*			100.00%
Total	*152,484*			

SOURCES: 2010-2014 American Community Survey Table B25106 : Tenure by housing costs as a percentage of household income; SANDAG 2050 Regional Growth Forecast, 2020 Projections. State of California, Department of Housing and Community Development, State Income Limits for 2014

According to ACS data, 9.9 percent (15,035) of the total households in the unincorporated area were Extremely Low Income, 12.5 percent (19,053) were Very Low Income, and 13.1 percent (20,028) were Low Income (Table 3-7). Renter-households had a higher proportion (56.4 percent) of lower income households, compared to owner-households (26.2 percent).

Households Below the Poverty Level

The U.S Census Bureau uses income thresholds that vary by family size to determine whether an individual or family is in poverty. If a family's total income is less than the determined poverty level, that individual and every member in that family is considered to be in poverty. The poverty threshold for 2015 for a family of four with two related children under the age of 18 is $24,036. A complete chart of poverty level by household size can be found in the U.S. Census records.[2]

Table 3-9 shows households considered below the poverty level by the age of the householder.

Table 3-9 Poverty by Age of Householder—Unincorporated County

Age of Householder	*Total Households*	*Households Below the Poverty Level*	*Percent of Households Below the Poverty Level*
Under 25	5,863	1,422	24%
25-44	45,463	5,879	13%
45-64	68,734	7,074	10%
65+	39,113	2,535	6%
Total	159,173	16,910	11%

SOURCE: 2010-2014 American Community Survey Table B17017 : Poverty status in the past 12 months by household type by age of householder.

According to the 2010-2014 ACS, 24 percent of households under age 25 were below the poverty level, 13 percent of households between the ages of 25 and 44 were below the poverty level, 10 percent of households aged 45 to 64 were below the poverty level and 6percent of elderly households (aged 65 and over) were below the poverty level. This data appears to be consistent with Tables 3-5 and 3-6, which illustrate that Hispanics and non-White races tend to have a larger percentage of the population under the age of 25 and a higher rate of poverty. Therefore, it is likely that many of the households below the poverty level consist of young Hispanics and non-White races.

3.3 Residents with Special Needs

Certain special needs groups may have a significant impact on housing demand. Due to the shortage of affordable housing, these groups often compete for the same housing.

[2] U.S. Census: Poverty Thresholds for 2015 by Size of Family and Number of Related Children Under 18 Years. https://www.census.gov/hhes/www/poverty/data/threshld/index.html

Identifying special needs is necessary to understanding regional housing needs and devising appropriate programs and actions.

Elderly

Elderly persons may benefit from additional housing services that can aid their indepence.

Table 3-3 above shows that 21 percent of the residents in the unincorporated area were age 60 and older. CPAs with the highest percent of elderly residents included Desert (45 percent), Julian (44 percent), and North Mountain (37 percent). Approximately 39,113 households in the unincorporated area were headed by elderly persons.

With the aging of the baby-boomer population and advances in medical sciences, the elderly population percentage will likely increase in the coming decades. This would translate to a variety of senior housing needs, which include retirement communities, independent living, assisted living and nursing homes, shared housing, and other housing-related services. Increasing emphasis is being placed on senior developments that are accessible to transit services, health care facilities, retail, and other related services.

To encourage an increase in the supply of affordable housing for low-income seniors, the County offers an additional density bonus for projects that only rent to senior households of moderate income or less. Depending on the income requirements, the bonus ranges from a 40 to 50 percent increase over the base number of units, up to a density of 45 units per acre.

Resources Available: The County Department of Housing and Community Development (County HCD) administers a wide array of housing programs to assist in the provision of affordable housing for senior households, including funding for acquisition and construction, rehabilitation, rental assistance, and home repair. Planning & Development Services (PDS) also provides development incentives such as density bonuses and expedited permit processing for affordable housing developments. Specifically, Program 3.1.5 (Second Units), Program 3.1.6 (Mobile and Manufactured Homes), Program 3.2.1 (Density Bonus Incentives), and Program 3.3.4 (Development Standards for Housing for Seniors and Persons with Disabilities), in the Housing Element Implementing Programs (Appendix 1), promote housing development that is suitable and affordable to seniors.

Large Households

A large household is defined as one with more than five members. Given today's housing market, large households may represent various compositions, including nuclear families (parents and children), extended families (those that include grandparents or other family members), and subfamilies (where married couples with or without children or single-parents living together). These characteristics reflect such circumstances as changes in lifestyle, lack of affordable housing, or the desire for family support.

According to the 2010-2014 ACS, in the unincorporated County, the number of large households was 20,128, a decrease from 23,448 in 2010. Large households represented 12.6 percent according to the 2010-2014 ACS compared to 14.7 percent in 2010. According to the ACS, the majority (59.4 percent) of the 20,128 households were owner-households. Large households are considered a special needs group because of the general lack of adequately sized, affordable housing. On a per-capita basis, large households also tend to have lower disposable income for housing compared to other household types. Large households require adequately sized housing at affordable costs. A location within proximity to public transportation, services, and community facilities is also important.

Resources Available: The County assists large households primarily through provision of Section 8 Housing Vouchers and rehabilitation assistance. These programs are continued in Appendix 1 as Program 3.2.3 (Rental Assistance) and Program 3.4.2 (Single-Family Residential Rehabilitation). In addition, Program 3.1.5 (Second Units) promotes the development of second units on existing single-family lots, allowing households to expand on their properties. County Housing and Community Development provides financing for the development of new affordable housing construction. Developers are encouraged to incorporate units with three or more bedrooms to accommodate larger families. Larger bedroom counts also assist developers in obtaining leverage financing from State funding sources.

Single-Parent Households

Single-parent households require special consideration and assistance because they tend to have lower incomes and a greater need for affordable day care, health care, and other related services. Single female-headed households are of particular concern because they tend to earn lower wages. Table 3-10 shows that in 2010-2014 ACS estimates the unincorporated area had 25,675 single-parent households, representing 16 percent of the total households. Specifically, 11.9 percent of the households in the unincorporated area were female-headed households with children.

Table 3-10 Household Types by Tenure—Unincorporated County

Household Type	***Owners***		***Renters***		***Totals***	
	House-holds	***%***	***House-holds***	***%***	***House-holds***	***%***
Married couple family	71,773	66.48%	24,466	47.77%	96,239	60.46%
Male Householder, no wife present	4,277	3.96%	3,751	7.32%	8,028	5.04%
Female householder, no husband present	8,479	7.85%	9,168	17.90%	17,647	11.09%
Non-family households	23,430	21.70%	13,829	27.00%	37,259	23.41%
Total households	107,959	100.00%	51,214	100.00%	159,173	100.00%

SOURCE: 2010-2014 American Community Survey, Table B11012: Household Population Type by Tenure

Resources Available: Through the County HCD, a variety of housing and supportive services are available to single-parent households. Housing opportunities for lower income families, particularly near public transportation and services, also benefit this special needs group. The County Department of Housing and Community Development administers a wide array of housing programs that offer affordable housing opportunities for families, including rental assistance and new construction of housing through the Department's Notice of Funding Availability (NOFA) process. During the NOFA process, the County notifies affordable housing developers and service providers of the availability of federal, State, and local funds. As described in Appendix 1, Program 3.1.2 (Village Development), Program 3.1.3 (Maximum Development Yield in Villages), Program 3.2.1 (Density Bonus Incentives), Program 3.1.1 (Regional Housing Needs), and Program 3.2.3 (Rental Assistance) all support providing affordable housing opportunities for families.

Persons with Disabilities

The Census defines disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

According to the 2010-2014 ACS an estimated 52,697 persons with disabilities were residing in the unincorporated area, representing 11 percent of the total population in the Unicornporated County. (Table 3-11).

Table 3-11 Persons with Disabilities: 2014

CPA	*Persons with Disabilities*	*% of Total Persons*
Carlsbad	8,258	8%
Chula Vista	21,658	9%
Coronado	1,909	10%
Del Mar	354	8%
El Cajon	13,040	13%
Encinitas	4,596	8%
Escondido	14,159	10%
Imperial	3,265	12%
La Mesa	6,848	12%
Lemon Grove	3,307	13%
National City	4,994	9%
Oceanside	17,671	11%
Poway	3,890	8%
San Diego	113,301	9%

Table 3-11 Persons with Disabilities: 2014		
CPA	***Persons with Disabilities***	***% of Total Persons***
San Marcos	6,733	8%
Santee	5,719	11%
Solana Beach	760	6%
Vista	8,590	9%
Unincorporated	52,697	11%
County total	291,749	9%

SOURCE: 2010-2014 American Community Survey, Table S1810: Disability Characteristics

Affordability, design, location, and fair housing non-compliance may limit the supply of housing for persons with disabilities. Housing needs also differ depending on the type of disability. Persons who are mentally ill are usually in need of emergency shelters and transitional housing. Elderly persons with self-care and mobility limitations may desire shared living arrangements. The most critical housing need for persons with disabilities is housing that is adapted to their limitations. Many single-family homes may not be adaptable to widened doorways and hallways, access ramps, or other features necessary for accessibility. Furthermore multi-family units built prior to 1990 are often not wheel-chair accessible and the cost of retrofitting a home is often prohibitive.

Senate Bill 812 requires that the Housing Element assess the housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

The Census does not record developmental disabilities. According to the California State Council on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.8 percent. Using this figure, approximately 9,078 persons in the unincorporated area of San Diego are estimated to have a developmental disability based on SANDAG's 2015 population estimates. The San Diego Regional Center (SDRC) is a resource for people with developmental disabilities. In 2015 SDRC served approximately 23,600 residents in San Diego County.

Resources Available: The County offers a variety of housing and supportive services for persons with disabilities, particularly through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with Aids (HOPWA) programs, as well as the Continuum of Care system coordinated by the County. This Housing Element also includes a number of programs that are targeted for persons with disabilities as described in Appendix 1. These include:

Program 3.2.3 (Rental Assistance) using HOME, Shelter Plus Care, and HOPWA funds, Program 3.3.4 (Development Standards for Housing for Seniors and Persons with Disabilities), Program 3.4.5 (Reasonable Accommodation), and Program 3.5.2 (Fair Housing Services). Table 3-30 identifies affordable housing serving special needs populations.

Farmworkers

As traditionally defined, farmworkers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworker housing constitutes a critical housing need in the unincorporated area due to the year-round agricultural production that generates a permanent presence of farm labor force. The median size of a farm San Diego County is less than 10 acres.[3] These small, non-traditional farms often employ temporary workers but are not large enough to accommodate on-site farmworker housing.

Due to the relatively low incomes of farmworker households, an increasingly important need for the permanently employed farmworkers is affordable rental housing. According to the 2015 wage surveys conducted by the State Employment Development Department, the average annual wage of a farmworker was $25,950, less than half of the $54,210 for all wage-earners in the San Diego region.[4] Determining the actual number of farmworkers in a region is difficult due to the various definitions used by government agencies. As shown in Table 3-12, according to the 2010-2014 ACS, an estimated 2,545 workers in the unincorporated area reported farming as their occupation (26.75 percent of the region's agricultural workforce of 9,515). It should be noted that Table 3-12 only identifies the number of unincorporated residents that are employed in agriculture. Those who reside in other jurisdictions, but commute to the unincorporated areas for work are not captured by the data. In addition, the County has a rural homeless population that is comprised primarily of farmworkers and day laborers. See the following section on "Homeless" for more detail. These rural homeless persons typically reside in camps located throughout the County. These encampments are generally small in size and are frequently at the edge of their employer's property in fields, hillsides, canyons, ravines, or riverbeds. According to the Regional Task Force on the Homeless (RTFH), most of these homeless workers are undocumented immigrants whose families reside elsewhere. Due to the migratory nature of these farmworkers, the camps typically are temporary establishments and are not legally permitted. Consequently, this population is often under-counted.[5] The RTFH reports that much of the recent information they have acquired is anecdotal and that camps have been dwindling.

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[3] San Diego County Farming Program, http://sdfarmbureau.org/SD-Ag/Ag-Facts.php, accessed June 2016.

[4] Occupational Employment Statistics Survey, 2015, State Employment Development Department, http://www.bls.gov/oes/current/oes_41740.htm#45-0000

[5] *Regional Homeless Profile October 2006*, Regional Task Force on the Homeless, http://www.rtfhsd.org/docs_profile/unincorporated.doc, accessed January 15, 2007.

Estimates provided by the State Employment Development Department placed the number of farmworkers at 11,400 in 2000, which declined to 9,100 in 2015.[6] As development throughout the County continues to convert farmland into urban or suburban uses, further declines are expected.

Table 3-12 Farming Employment

	Full Time	*Seasonal*	*Total*	*Total Residents with Employment*	*% of Employed Residents in Farming*	*% Residents Employed in Farming: San Diego Region*
Carlsbad	0	128	128	49,398	0.26%	1.35%
Chula Vista	86	89	175	107,882	0.16%	1.84%
Coronado	0	0	0	8,029	0.00%	0.00%
Del Mar	0	0	0	2,397	0.00%	0.00%
El Cajon	41	0	41	41,204	0.10%	0.43%
Encinitas	57	18	75	30,236	0.25%	0.79%
Escondido	711	1351	2,062	63,693	3.24%	21.67%
Imperial	0	0	0	10,514	0.00%	0.00%
La Mesa	12	0	12	27,784	0.04%	0.13%
Lemon Grove	0	1	1	11,086	0.01%	0.01%
National City	98	8	106	22,513	0.47%	1.11%
Oceanside	500	273	773	73,959	1.05%	8.12%
Poway	13	0	13	23,502	0.06%	0.14%
San Diego	1,009	433	1,442	640,289	0.23%	15.16%
San Marcos	230	403	633	36,628	1.73%	6.65%
Santee	0	0	0	26,244	0.00%	0.00%
Solana Beach	13	6	19	6,449	0.29%	0.20%
Vista	753	737	1,490	41,406	3.60%	15.66%
Unincorporated	1,680	865	2,545	198,112	1.28%	26.75%
County total	5,203	4,312	9,515	1,421,325	0.67%	100.00%

[6] *Employment by Industry Data*, State Employment Development Department, http://www.labormarketinfo.edd.ca.gov/county/sdiego.html#IND, accessed June 2016. [7] *Regional Homeless Profile October 2006*, Regional Task Force on the Homeless, http://www.rtfhsd.org/docs_profile/unincorporated.doc, accessed January 3, 2008.

Table 3-12 Farming Employment						
	Full Time	***Seasonal***	***Total***	***Total Residents with Employment***	***% of Employed Residents in Farming***	***% Residents Employed in Farming: San Diego Region***

SOURCES: 2010-2014 American Community Survey, Table S2401: Occupation by Sex and Median Earnings in the Past 12 Months for the Civilian Population 16 Years and Over and Table S2402: Occupation by Sex and Median Earnings in the Past 12 Months for Full Time, Year-Round Civilian Population 16 Years and Over.

Because many immigrant farmworkers wish to save their earnings to send back to their families in Mexico, they are reluctant to utilize housing programs even if the rent is affordable.[7] Depending on the farming activities these farmworkers are engaged in, their housing needs may be different. Farmworkers who work in orchards, vineyards, or farms for vegetable are usually employed seasonally, moving from farm to farm depending on the harvesting seasons. These farmworkers are usually unaccompanied by their families and prefer labor camps that are provided on or near the farms at no or low cost. In comparison, usually a higher proportion of farmworkers who are engaged in year-round farming activities are accompanied by their families. For these farmworkers, affordable rental family housing is usually the preferred housing option. Self-help housing groups have also assisted very low income farmworker families achieve homeownership through sweat labor participation in the development of single-family homes.

According to the County's GIS data, only a small portion of the agricultural land in the County is dedicated to intensive agriculture. About 10 percent of agricultural land is used for truck crops and fruits/vineyards. The majority (approximately 90 percent) of the agricultural land is grazing land that employs few farm workers and the nature of employment is permanent, rather than seasonal.

In previous years, the County has assisted in the development of affordable farmworker housing through its Farmworker Fee Waiver program. To be eligible for the waiver, the applicant must sign a contract with the County Department of Housing and Community Development (HCD) stipulating that at least 51 percent of the income for each farm employee who will reside in the proposed housing is derived from agricultural work. The applicant also must agree to provide to HCD evidence of verification of income documents and maintain the evidence for a minimum of three years. These requirements are necessary in order for the County to receive reimbursement for the waived fees from Community Development Block Grant (CDBG) funds. The program

[7] *Regional Homeless Profile October 2006*, Regional Task Force on the Homeless, http://www.rtfhsd.org/docs_profile/unincorporated.doc, accessed January 3, 2008.

waived fees for processing applications for farmland owners, nonprofits, or others interested in developing housing that will be made affordable to farmworkers. Waived fees previously amounted to approximately $1,954. However, the Fee Waiver program is currently not available because of insufficient CDBG funding. The County will investigate potential alternative sources of funding.

Resources Available: County HCD operates Firebird Manor, a 38-unit affordable housing property for farmworker families. Also Peppertree Apartments in Ramona used USDA Section 515 funds for a 32-unit complex serving farmworkers. See Implementation Program 3.3.3.

Homeless

Homelessness is a growing issue in Southern California with escalating housing costs. Homeless is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence meaning:

1) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or

2) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing* [see below], and hotels and motels paid for by charitable organizations or by federal, State, or local government programs for low income individuals). *Individuals and families coming from transitional housing must have originally come from the streets or emergency shelters; or

3) An individual living in a safe haven; or

4) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

   Homeless persons often have difficulty obtaining housing when trying to move from transitional housing or other assistance programs to a permanent housing situation.

Regional Task Force on the Homeless (RTFH, Inc.) is San Diego's leading resource for information on homeless issues. According to RTFH, the region's homeless population can be divided into two general groups: (1) the urban homeless and (2) rural homeless, including farmworkers and day laborers.

In 2016, RTFH conducted an enumeration point-in-time count of the homeless population in the region. It should be noted that the point-in-time count is not a count of the number of persons who become homeless over a year. It provides a snapshot view at a single point of time and is typically conducted between 5 and 8 a.m. The homeless are also very difficult to find and not easily identifiable, often called the "invisible population." Inconsistent definitions and methodologies of counting the homeless are

problematic and further complicate the issue. For example, past surveys may have counted some people at day labor sites as homeless when, in fact, they did not meet the Housing and Urban Development (HUD) definition of homeless.

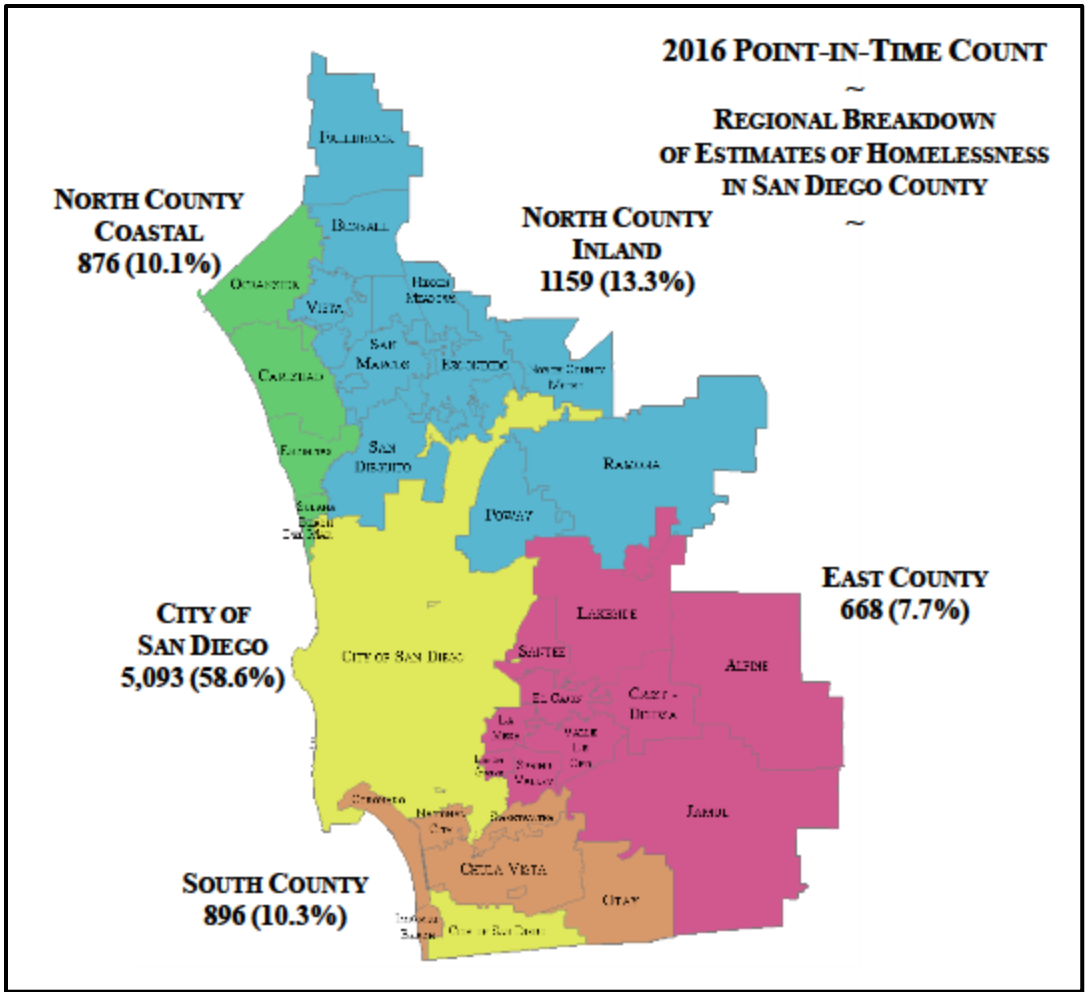
The RTFH survey identified 336 total unsheltered homeless persons in the unincorporated area (Refer to Table 3-13). “Unsheltered” is defined as those on the street, in a vehicle, or a hand-built structure as opposed to “sheltered” who are in an emergency shelter or transitional and supportive housing. The unincorporated County only has an unsheltered homeless population as there are no homeless shelters within the unincorporated areas. The number of unsheltered homeless in the unincorporated County may be low because it does not include most, if any, rural homeless.

Table 3-13 Homeless Estimates for County of San Diego 2016

San Diego County Regions	Homeless Persons				
	Sheltered	Unsheltered	Total	% by Region	% Change
City of San Diego	2348	2745	5093	58.6%	-8%
North County Inland	721	438	1159	13.3%	+26.1%
North County Coastal	381	495	876	10.1%	+38.2%
South County	199	697	896	10.3%	+26.9%
East County	103	565	668	7.7%	-29.3%
San Diego County	**3752**	**4940**	**8692**	**100%**	

Source: San Diego Regional 2016 Point-in-Time Count

Figure 3-1 Regional Task Force on the Homeless: 2016 Survey Area



The Regional Task Force on the Homeless facilitates the annual homeless count on both the sheltered and unsheltered. In 2016, the number of homeless in San Diego was as follows:

1) Unsheltered: 4,940 (4,156 in 2015) – 18.9% increase

2) Sheltered: 3,752 (4,586 in 2015) – 18.2% decrease

3) Total: 8,692 (8,742 in 2015) – Less than 1% decrease

As a means to combat homelessness, the County Department of Housing and Community Development (HCD) is a member of the Regional Continuum of Care Council (RCCC) Board of Directors and general membership. The RCCC is a regional planning body of more than 550 stakeholders that coordinate housing and services for homeless families and individuals; these housing options include emergency and transitional shelters, permanent supportive housing, and prevention programs to keep 'at-risk' people from becoming homeless. A key goal of the entity is the annual HUD application for funding under the Continuum of Care (CoC) Program (see implementation program 3.3.2) which preserves and pursues new resources to increase the number of beds and services for homeless persons. The goal of the collaborative body is to ultimately end homelessness. In 2016, the CoC received $1 million in Homeless Program funding to support over 2,500 beds..

On February 2, 2016, upon the recommendation of Chairman Ron Roberts and Supervisor Greg Cox, the Board of Supervisors directed the Chief Administrative Officer to launch Project One for All- an effort to provide intensive wraparound services to homeless individuals with serious mental illness who are eligible for supportive housing. The Project One for All implementation plan has four critical components:

1. Outreach and Engagement- establishment of active outreach to homeless individuals using a variety of approaches to engage them in housing and services;
2. Treatment Services- expansion of wraparound treatment services to meet demand, including an organized system of matching Project One for All participants with appropriate housing;
3. Housing Resources- identification and prioritization of housing resources to fund an array of housing supports including Permanent Supportive housing, following a Housing First approach that hinges on partnerships with the cities to engage landlords and identify units; and
4. Performance Measurement- tracking progress and effectiveness through outcome metrics that measure the impact to indviiduals served and various systems.

Resources Available: Homeless is a regional issue. HCD offers numerous homeless services countywide. Although the following facilities are not located in the unincorporated County, they are located where needed public services are available.

Continuum of Care (CoC): CoC is designed to link rental assistance to supportive services for hard-to-serve chronically homeless persons with disabilities (primarily those who are seriously mentally ill; have chronic problems with alcohol, drugs or both; or have acquired immunodeficiency syndrome (AIDS) and related diseases) and their families. HCD manages a variety of sponsor-based CoC programs totaling more than $4 million. Sponsors include:,

Mental Health Systems, Inc.: 29 units

Interfaith Community Services: 14 units

Kurdish Human Rights Watch: 9 units

North County Solutions for Change: 11 units

Volunteers of America

HCD Tenant Based Rental Assistance: 42 units

VASH: The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA Medical Centers (VAMCs) and community-based outreach clinics. . The County has been allocated a total of 581 VASH vouchers.

Super Preference: HCD administers the Super Preference Program which provides eligible homeless applicants a priority preference on the County's Section 8 Housing Choice Voucher program waiting list. Applicants are referred by the RCCC and the regional Coordinated Assessment and Housing Placememnnt (CAHP) systemUp to 200 Super Preference vouchers are available.

Landlord Partnership Program: HCD administers the Landlord Partnership Program, approved by the County Board of Supervisors in March 2016. The program provides incentives to landlords who rent to homeless individuals, families amd veterans. Incentives can include leasing bonuses, application expenses reimbursement, damage claim reimbursements, security deposit, utility assistance, a holding fee and a landlord liaison.

Military Personnel

The military personnel in the region adds to the demand for low-cost rental housing. Military personnel generally earn lower incomes and their length of residency is often uncertain. Although the need is partially met by the supply of military housing, the demand outweighs the supply. Eligibility for military housing is based on pay grade and family size. All officers and enlisted personnel with accompanying dependents are eligible to apply for military family housing, however, homes are limited.[8]

The majority of the military personnel in the unincorporated area are stationed at Camp Pendleton, located just north of Oceanside, with approximately 42,000 active duty Marines and Sailors. A smaller military population in the unincorporated area is also stationed at the Naval Weapons Station in Fallbrook. Currently, Camp Pendleton offers a total of 7,545 family housing units distributed in various housing communities on base (Table 3-14). In addition to family housing, Camp Pendleton also offers group quarters.

[8] Lincoln Military Housing. http://www.lincolnmilitary.com/lmh/installations/camp_pendleton/apply.cfm accessed April 26, 2016

For Marines and Navy with a rank of E-6 through E-9, bachelor housing is available with 46 available rooms. If on-post housing is full, soldiers can opt to live off base. The Bachelor Enlisted Quarters, housing more than 17,000 marines is a mandatory assignment for those military personnel E-5 or below who are single service members.[9] As of April 2016, the basic allowance for housing for enlisted personnel at Grades E-1 to O-7 ranged from $1,638 to $3,348.[10] This allowance would be adequate to secure small apartment rentals for lower ranked personnel but not adequate to purchase or rent homes with three or more bedrooms.

Table 3-14 Camp Pendleton Family Housing on Base

Communities	*1 bedroom*	*2 bedroom*	*3 bedroom*	*4 bedroom*	*5 bedroom*	*Total*
Del Mar	—	—	155	71	—	226
De Luz	—	218	396	98	—	712
Forester Hills	—	—	100	—	—	100
O'Neill Heights	—	—	200	18	—	218
O'Neill Heights East	—	30	—	—	—	30
Pacific View	—	159	184	30	—	373
San Luis Rey	—	—	64	156	—	220
San Mateo Pt	—	—	70	36	—	106
San Onofre 1	—	200	130	260	10	600
San Onofre 2	—	276	24	—	—	300
San Onofre 3	—	—	151	105	—	256
Santa Margarita	—	330	—	—	—	330
Serra Mesa	308	324	—	—	—	632
South Mesa 1	—	—	368	240	—	608
South Mesa 2	—	104	—	—	—	104
Stuart Mesa	—	622	712	134	30	1,498
Stuart Mesa II	—	—	129	43	—	172
Wire Mountain 1	—	—	227	135	—	362
Wire Mountain 2	—	—	424	104	—	528
Wire Mountain 3	—	—	144	26	—	170
Total	308	2,263	3,478	1,457	40	7,545

SOURCE: Camp Pendleton: Family Housing, June 17, 2016.

[9] Camp Pendleton Housing, Personal Communication, June 24, 2016

[10] *MCB Camp Pendleton AC/S Facilities Base Housing*, http://pendletonhousing.com/bah.php, accessed April 26, 2016

Resources Available: Housing for military personnel is addressed primarily by the military. Table 3-14 shows the number of family housing units available on Camp Pendleton. However, continued expansion of affordable rental housing opportunities will help provide accommodation for military families.

Students

The need for student housing is another unique factor that affects housing demand in the San Diego region. Typically, students are low income, transient, and require affordable housing within easy commuting distances from campus. Although the majority of colleges and universities provide on-campus housing, they usually cannot accommodate the entire student population. Students not housed on campus must seek rental/shared housing opportunities in nearby areas.

As of Fall 2015, San Diego State University, the largest university in the region, has an enrollment of 34,254 students, with on-campus housing that accommodates approximately 5,140 students.[11] The University of California at San Diego has an enrollment of 33,735 students and provides housing for approximately 14,670 undergraduate students, graduate students, students with families, faculty, and staff.[12] Similarly, the University of San Diego has an enrollment of 8,251 students, but provides housing for only 2,612 students.[13] Regionally, smaller universities and colleges also have similar housing shortages.

Although most major universities and colleges are located within incorporated communities, off-campus student housing needs impact the demand for affordable rental housing in the unincorporated area. Furthermore, the lack of affordable housing influences the choice students make after graduation, often with a detrimental effect to the region's labor force and economy. College graduates provide a pool of skilled labor that is vital to the economic well being of the region. However, the lack of affordable housing options may lead to their departure to other less expensive housing markets.

Resources Available: Housing for students is addressed to some extent by the various colleges and universities. Due to the temporary low income status, students do not usually qualify for publicly assisted housing. Continued expansion of affordable rental housing opportunities will help provide housing for students as they graduate, enabling the pool of skilled labor to remain in the region.

3.4 Economic Profile

Employment Growth

Analyzing employment growth is useful in projecting housing demand. According to the State Employment Development Department, civilian employment in San Diego County increased 15.1 percent between 2000 and 2010, compared to a 10 percent increase in

[11] San Diego State University Housing Department, Personal Communication, April 29, 2016.
[12] University of California San Diego, Personal Communication, April 27, 2016.
[13] University of San Diego, Personal Communication, April 27, 2016.

population. From 2012 to 2022, the employment base in the San Diego region is projected to increase 18.6 percent to 1.6 million jobs. Most of these jobs will be in food preparation and serving related occupations as illustrated in Table 3-15.[14]

Table 3-15 Projected Job Growth by Occupation (2012-2022) San Diego-Carlsbad Metropolitan Statistical Area

Occupational Title	*Annual Average Employment*		*Employment Change*	
	2012	*2022*	*Numerical*	*Percent*
Total, All Occupations	1,386,000	1,644,400	258,400	18.6%
Management	94,380	111,350	16,970	18.0%
Business and Financial Operations	83,240	104,830	21,590	25.9%
Computer and Mathematical	45,580	58,800	13,220	29.0%
Architecture and Engineering	40,750	47,030	6,280	15.4%
Life, Physical, and Social Science	26,050	31,640	5,590	21.5%
Community and Social Services	18,880	21,800	2,920	15.5%
Legal	12,280	15,200	2,920	23.8%
Education, Training, and Library	78,810	87,970	9,160	11.6%
Arts, Design, Entertainment, Sports, and Media	22,560	26,520	3,960	17.6%
Healthcare Practitioners and Technical	68,750	78,660	9,910	14.4%
Healthcare Support	31,230	37,410	6,180	19.8%
Protective Service	28,250	33,450	5,200	18.4%
Food Preparation and Serving Related	130,550	161,320	30,770	23.6%
Building and Grounds Cleaning and Maintenance	51,430	62,560	11,130	21.6%
Personal Care and Service	59,790	77,300	17,510	29.3%
Sales and Related	144,330	167,690	23,360	16.2%
Office and Administrative Support	212,470	241,560	29,090	13.7%
Farming, Fishing, and Forestry	7,830	7,590	-240	-3.1%
Construction and Extraction	54,080	74,460	20,380	37.7%
Installation, Maintenance, and Repair	46,510	55,190	8,680	18.7%
Production	67,240	71,620	4,380	6.5%
Transportation and Material Moving	60,990	70,710	9,720	15.9%

SOURCE: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2013 benchmark, Quarterly Census of Employment and Wages (QCEW) industry employment, and Occupational Employment Statistics (OES) data.

Employment Characteristics

The type of employment often affects income and, therefore, housing affordability. In general, the service and retail industries, such as food preparation and personal care

[14] Projections of Employment by Occupation, State Employment Development Department, http://www.labormarketinfo.edd.ca.gov/msa/sdiego.html , accessed April 26, 2016

services, offer jobs at the lower end of the pay scale whereas professional jobs, such as management and legal, are at the upper end of the pay scale. Table 3-16 presents the average wages for some typical occupations in the San Diego region.

Table 3-16 Wage by Occupation—San Diego Region: 2014

Occupation	*Average Hourly Wage*	*Average Annual Wage*
Total all occupations	$25.20	$52,417
Management	$57.55	$119,716
Business and Financial Operations	$35.89	$74,659
Computer and Mathematical	$42.73	$88,889
Architecture and Engineering	$42.77	$88,940
Life, Physical, and Social Science	$37.93	$78,904
Community and Social Services	$23.79	$49,473
Legal	$53.66	$111,623
Education, Training, and Library	$26.84	$55,826
Arts, Design, Entertainment, Sports, and Media	$26.59	$55,300
Healthcare Practitioners and Technical	$42.44	$88,272
Healthcare Support	$15.78	$32,829
Protective Service	$24.21	$50,373
Food Preparation and Serving-Related	$10.79	$22,440
Building and Grounds Cleaning and Maintenance	$13.45	$27,972
Personal Care and Service	$13.12	$27,297
Sales and Related	$19.42	$40,395
Office and Administrative Support	$18.32	$38,093
Farming, Fishing, and Forestry	$13.07	$27,191
Construction and Extraction	$25.68	$53,410
Installation, Maintenance, and Repair	$23.71	$49,322
Production	$17.63	$36,653
Transportation and Material Moving	$15.48	$32,194

SOURCE: California Employment Development Department (1st Quarter 2014)

As shown in Table 3-17, while the percentage of residents employed in specific industries has not changed substantially since the 2006-2010 ACS, the percentage of unemployed has gone up from 8.1 percent to 9.78 percent.

Table 3-17 Employment Status and Employment by Industry of San Diego Residents

	Census 2000		*ACS 2006-2010*		*ACS 2010-2014*	
	No.	***% of Total***	***No.***	***% of Total***	***No.***	***% of Total***
Population age 16 and older	335,472	100%	375,354	100%	396,549	100%
Not in labor force	120,045	36%	134,717	36%	153,152	39%
In labor force	215,427	64%	240,637	64%	243,397	61%
Civilian (total employed, age 16+)	180,036	54%	199,022	53%	198,112	50%
Agriculture, forestry, mining	3,043	< 1%	3,403	< 1%	4,137	1%
Construction	17,834	5%	21,427	6%	18,153	5%
Manufacturing	16,942	5%	15,478	4%	17,429	4%
Wholesale trade	6,198	2%	5,934	2%	4,430	1%
Retail trade	21,284	6%	21,527	6%	21,511	5%
Transport, warehousing, utilities	7,429	2%	8,529	2%	8,256	2%
Information and communications	5,044	2%	4,494	1%	4,142	1%
Finance, insurance, and real estate	12,465	4%	15,305	4%	12,370	3%
Professional, scientific, mgmt, admin	19,665	6%	23,889	6%	24,380	6%
Educational, social, and health services	35,383	11%	37,602	10%	40,158	10%
Art, Entmt, rec., accommodation, food	14,451	4%	18,013	5%	19,040	5%
Other services	9,257	3%	10,869	3%	11,364	3%
Public administration	11,041	3%	12,552	3%	12,742	3%
Unemployment Rate	5.00%	--	8.10%	--	9.78%	--

SOURCES: Census 2000 and American Community Surveys 2006-2010 and 2010-2014, Table S2301: Employment Status and Table S2407: Industry by Class of Worker for the Civilian Employed Population 16+.

3.5 Housing Profile

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as a separate living quarter. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Housing Growth and Type

Growth Trends

Between 2000 and 2010, housing stock in the unincorporated area increased by 11.5 percent, nearly identical to the growth in the region. In the 5 years since 2010, the housing stock is estimated to have increase only slightly for the unicorporated area (1.55 percent) and region wide (2.17 percent).

Table 3-18 Housing Trends: 2000-2015

CPA	*Housing Units*			*% Change*	
	2000	*2010*	*2015*	*2000-2010*	*2010-2015*
Alpine	6,108	6,535	6,610	7.00%	1.15%
Barona	162	202	244	24.70%	20.79%
Bonsall	3,367	3,875	3,933	15.10%	1.50%
Central Mountain	2,389	2,182	2,249	-8.70%	3.07%
County Islands	588	614	596	4.40%	-2.93%
Crest-Dehesa	3,333	3,562	3,615	6.90%	1.49%
Desert	2,887	3,546	3,596	22.80%	1.41%
Fallbrook	14,046	15,929	16,285	13.40%	2.23%
Jamul/Dulzura	3,180	3,234	3,348	1.70%	3.53%
Julian	1,822	1,711	1,806	-6.10%	5.55%
Lakeside	26,624	27,575	27,740	3.60%	0.60%
Mountain Empire	2,632	3,023	3,060	14.90%	1.22%
North County Metro	14,388	16,114	16,092	12.00%	-0.14%
North Mountain	1,706	1,527	1,600	-10.50%	4.78%
Otay	3	7	7	133.30%	0.00%
Pala-Pauma	2,071	1,980	1,933	-4.40%	-2.37%
Pendleton-DeLuz	6,689	7,531	7,537	12.60%	0.08%
Rainbow	707	708	721	0.10%	1.84%
Ramona	11,190	12,376	12,644	10.60%	2.17%
San Dieguito	5,025	10,993	11,812	118.80%	7.45%
Spring Valley	19,503	20,533	20,692	5.30%	0.77%

Table 3-18 Housing Trends: 2000-2015

CPA	Housing Units			% Change	
	2000	2010	2015	2000-2010	2010-2015
Sweetwater	4,458	4,670	4,728	4.80%	1.24%
Valle De Oro	14,540	15,543	15,603	6.90%	0.39%
Valley Center	5,529	6,638	6,741	20.10%	1.55%
Unincorporated Area	152,947	170,608	173,246	11.50%	1.55%
San Diego County	1,040,149	1,158,076	1,183,211	11.30%	2.17%

SOURCE: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016).

In 2010, CPAs with the largest growth in housing were Otay (133.3 percent) and San Dieguito (118.8 percent) (Table 3-18). The significant increase in Otay was due to the small number of units in the community which is characterized by undeveloped conservation and agricultural lands. A few CPAs experienced minor decreases in the housing stock: North Mountain (-10.5 percent), Central Mountain (-8.7 percent), Julian (-6.1 percent) and Pala-Pauma (-4.4 percent). This loss was likely due to the large wildfire events that occurred in 2003 and 2007.

In 2015, the CPA with the largest percent growth in housing was Barona (20.79 percent). Julian and San Dieguito increased housing units by over 5 percent. The rest of the CPAs received an estimated increase or decrease of less than 5 percent.

Table 3-19 2010 Census and Projected Housing Units: 2050

CPA	Housing Units				Percent Change			
	2010	2020	2030	2050	2010-2020	2020-2030	2030-2050	2010-50
Alpine	6,535	7,308	8,244	9,482	11.83%	12.81%	15.02%	45.10%
Barona	202	202	202	202	0.00%	0.00%	0.00%	0.00%
Bonsall	3,875	4,320	4,884	5,328	11.48%	13.06%	9.09%	37.50%
Central Mountain	2,182	2,328	2,466	2,646	6.69%	5.93%	7.30%	21.26%
County Islands	614	695	847	1,573	13.19%	21.87%	85.71%	156.19%
Crest-Dehesa	3,562	3,806	3,838	3,932	6.85%	0.84%	2.45%	10.39%
Desert	3,546	3,726	3,952	5,117	5.08%	6.07%	29.48%	44.30%
Fallbrook	15,929	17,554	18,648	20,584	10.20%	6.23%	10.38%	29.22%
Jamul-Dulzura	3,234	4,035	4,325	4,924	24.77%	7.19%	13.85%	52.26%
Julian	1,711	1,935	2,037	2,098	13.09%	5.27%	2.99%	22.62%
Lakeside	27,575	29,536	35,614	39,184	7.11%	20.58%	10.02%	42.10%
Mountain Empire	3,023	3,171	3,703	4,329	4.90%	16.78%	16.91%	43.20%
North County Metro	16,114	18,100	20,955	23,555	12.32%	15.77%	12.41%	46.18%
North Mountain	1,527	1,629	1,709	1,849	6.68%	4.91%	8.19%	21.09%
Otay	7	9	287	573	28.57%	3088%	99.65%	8085%

Table 3-19 2010 Census and Projected Housing Units: 2050								
CPA	***Housing Units***				***Percent Change***			
	2010	***2020***	***2030***	***2050***	***2010-2020***	***2020-2030***	***2030-2050***	***2010-50***
Pala-Pauma	1,980	2,366	2,517	2,865	19.49%	6.38%	13.83%	44.70%
Pendleton-De Luz	7,531	9,266	9,292	9,351	23.04%	0.28%	0.63%	24.17%
Rainbow	708	845	990	1,099	19.35%	17.16%	11.01%	55.23%
Ramona	12,376	13,328	13,976	15,534	7.69%	4.86%	11.15%	25.52%
San Dieguito	10,993	12,163	13,065	14,047	10.64%	7.42%	7.52%	27.78%
Spring Valley	20,533	21,387	22,778	24,028	4.16%	6.50%	5.49%	17.02%
Sweetwater	4,670	4,834	4,940	5,422	3.51%	2.19%	9.76%	16.10%
Valle De Oro	15,543	15,436	16,028	16,237	-0.69%	3.84%	1.30%	4.47%
Valley Center	6,638	7,830	8,343	9,538	17.96%	6.55%	14.32%	43.69%
Unincorporated Area	170,608	185,253	203,081	222,932	8.58%	9.62%	9.77%	30.67%
San Diego County	1,158,076	1,249,684	1,348,802	1,491,935	7.91%	7.93%	10.61%	28.83%

SOURCE: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted on: 04/2016).

Based on SANDAG projections, growth in housing stock in the unincorporated area is expected to grow on par with the region, increasing nearly 10 percent each decade. The communities of County Islands, Rainbow, and Jamul are predited to have the largest percentage of growth by 2050 (Refer to Table 3-19).

Housing Types

The majority of housing units in the unincorporated area estimated in 2015 were single-family homes (67.22 percent), accounting for a much higher percentage than that for the entire region (Table 3-20). Mobile homes represent a significant housing option in the unincorporated area, representing 7.16 percent of the housing stock and nearly double that of the regional proportion.

Due to differences in community character, as well as unique constraints and opportunities, several CPAs have higher proportions of multi-family housing compared to other parts of the unincorporated area. These include Lakeside, Spring Valley, and Valle de Oro. Similarly, in rural/semi-rural communities where there is a lack of sewer system, mobile homes on septic systems become a viable housing option. CPAs where mobile homes make up a significant component of the housing stock include Desert, North Mountain, Rainbow, and Lakeside.

Table 3-20 Housing Type: 2015

CPA	Total Units	% Single-Family	% Single-Family Multiple-Unit	% Multi-Family	% Mobile Homes & Other	Persons per Household	Vacancy Rate
Alpine	6,610	73.71%	10.56%	11.62%	4.11%	2.79	5.14%
Barona	244	100.00%	0.00%	0.00%	0.00%	2.83	0.83%
Bonsall	3,933	79.05%	7.78%	8.24%	4.93%	2.82	5.27%
Central Mountain	2,249	88.97%	1.69%	0.40%	8.94%	2.60	8.02%
County Islands	596	58.72%	38.59%	2.68%	0.00%	3.91	1.19%
Crest-Dehesa	3,615	91.34%	3.02%	2.66%	2.99%	2.86	2.93%
Desert	3,596	60.79%	10.12%	6.40%	22.69%	2.17	30.48%
Fallbrook	16,285	72.54%	5.31%	17.13%	5.02%	2.91	4.64%
Jamul/Dulzura	3,348	92.59%	0.81%	3.73%	2.87%	2.97	3.56%
Julian	1,806	93.30%	3.16%	2.49%	1.05%	2.18	9.65%
Lakeside	27,740	48.16%	9.80%	22.81%	19.22%	2.86	4.19%
Mountain Empire	3,060	84.97%	1.50%	6.18%	7.35%	2.92	3.83%
North County Metro	16,092	80.79%	6.40%	7.11%	5.70%	2.83	6.03%
North Mountain	1,600	73.19%	0.00%	0.94%	25.88%	2.30	14.45%
Otay	7	100.00%	0.00%	0.00%	0.00%	813.29	0.00%
Pala-Pauma	1,933	79.31%	13.40%	0.52%	6.78%	3.33	4.94%
Pendleton-DeLuz	7,537	3.97%	87.08%	8.96%	0.00%	6.13	15.14%
Rainbow	721	83.63%	0.83%	0.00%	15.53%	2.66	0.14%
Ramona	12,644	78.68%	5.39%	10.76%	5.17%	3.00	3.44%
San Dieguito	11,812	72.06%	10.96%	16.97%	0.00%	2.97	6.29%
Spring Valley	20,692	58.98%	13.88%	19.92%	7.22%	3.25	4.25%
Sweetwater	4,728	74.47%	8.97%	16.56%	0.00%	2.97	3.37%
Valle De Oro	15,603	70.27%	3.47%	25.62%	0.65%	2.74	3.19%
Valley Center	6,741	89.38%	3.06%	0.24%	7.33%	2.93	2.48%
Unincorporated Area	173,246	67.22%	11.16%	14.46%	7.16%	2.9	5.37%
San Diego County	1,183,211	46.77%	13.37%	36.25%	3.60%	2.86	5.00%

SOURCE: SANDAG, U.S. Census Bureau (data extracted on: 04/2016). SANDAG, Current Estimates (data extracted on 04/2016).

Tenure and Occupancy

Tenure refers to the type of occupancy, whether a unit is owner-occupied or renter-occupied. Furthermore, an occupied housing unit is equivalent to a household. The majority of the housing units in the unincorporated area were owner-occupied in 2010 (68.7 percent) (see Table 3-21). Housing tenure data for Community Planning Areas is not available beyond the 2010 Census.

Table 3-21 Tenure: 2010				
CPA	***Total Housing Units***	***Occupied Units***	***% Owner Occupied***	***% Renter Occupied***
Alpine	6,543	6,324	69.9%	30.1%
Barona	202	199	72.9%	27.1%
Bonsall	3,875	3,705	76.6%	23.4%
Central Mountain	2,182	1,975	78.4%	21.6%
County Islands	593	579	47.7%	52.3%
Crest-Dehesa	3,560	3,446	86.6%	13.4%
Desert	3,546	1,997	78.8%	21.2%
Fallbrook	15,929	15,029	67.8%	32.2%
Jamul-Dulzura	3,234	3,148	83.9%	16.1%
Julian	1,711	1,312	77.4%	22.6%
Lakeside, Pepper/Bostonia	27,567	26,201	62.1%	37.9%
Mountain Empire	3,023	2,739	70.3%	29.7%
N County Metro	16,008	15,091	78.7%	21.3%
North Mountain	1,527	1,262	72.7%	27.3%
Otay	7	6	16.7%	83.3%
Pala-Pauma	1,980	1,845	70.9%	29.1%
Pendleton-De Luz	7,531	6,309	4.4%	95.6%
Rainbow	708	708	79.8%	20.2%
Ramona	12,376	11,980	73.3%	26.7%
San Dieguito	10,993	10,089	82.9%	17.1%
Spring Valley	20,533	19,465	62.5%	37.5%
Sweetwater	4,713	4,453	73.0%	27.0%
Valle de Oro	15,536	14,957	72.7%	27.3%
Valley Center	6,638	6,511	79.9%	20.1%
Unincorporated	170,515	159,330	68.7%	31.3%

SOURCE: SANDAG Profile Warehouse Census, 2010.

In most cases, the tenure split in individual CPAs reflects the composition of the housing stock. CPAs with high proportions of single-family homes had high proportions of owner-occupants. CPAs with high proportions of multi-family housing and mobile homes had high proportions of renter-occupants. County Islands, Otay and Pendleton-De Luz were exceptions, where a large proportion of the single-family homes were actually used as rentals.

Housing Cost and Affordability

For-Sale Housing Market

Housing costs in the unincorporated communities has increased significantly since 2012. Fallbrook, Spring Valley, and Ramona experienced the highest number of home sales in March 2016, with a median home price of $462,500, a 37 to 70 percent increase in median price from September 2012 (see Table 3-22).

Table 3-22 Single Family Median Home Values- September 2012 vs. March 2016

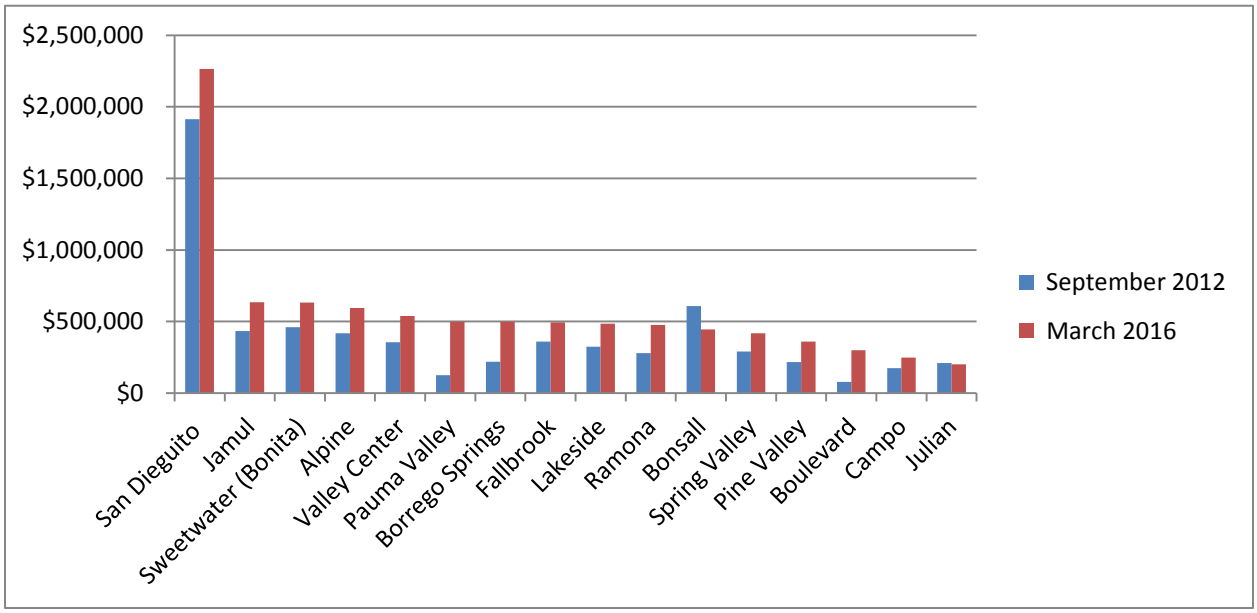
Community Planning Area	*September 2012 (1)*		*March 2016 (2)*		*% Change (2012-2016)*
	Number of Sales	*Median Price*	*Number of Sales*	*Median Price*	
Alpine	24	$417,500	13	$595,000	43%
Bonsall	5	$607,500	4	$445,000	-27%
Borrego Springs	2	$220,000	7	$498,000	126%
Boulevard	4	$79,000	1	$300,000	280%
Campo	5	$175,000	4	$248,000	42%
Fallbrook	59	$359,500	89	$493,000	37%
Jamul	13	$434,500	10	$635,000	46%
Julian	8	$210,000	5	$200,000	-5%
Lakeside	27	$325,000	30	$486,000	50%
Pauma Valley	2	$126,000	3	$499,000	296%
Pine Valley	2	$217,500	3	$360,000	66%
Ramona	31	$280,000	34	$476,000	70%
San Dieguito (Rancho Santa Fe)	13	$1,912,500	11	$2,264,000	18%
San Dieguito (Post Office)	1	$670,000	--	--	--
Spring Valley	45	$289,500	61	$418,500	45%
Sweetwater (Bonita)	9	$460,000	15	$632,000	37%
Valle de Oro (Rancho San Diego)	3	$380,000	--	--	--
Valley Center	16	$356,000	25	$538,000	51%

SOURCE: DQNews.

(1) Reflects single-family home resales in San Diego recorded in September 2012.

(2) Reflects single-family home resales in San Diego County recorded in March 2016.

Figure 3-2 Single Family Median Home Values - September 2012 vs. March 2016



Median prices for condominium units have also increased above $200,000 for Lakeside, Ramona, and Spring Valley in March 2016 compared to September 2012 (see Table 3-23).

Table 3-23 Condominium Median Home Values

September 2012 vs. March 2016

Community Planning Area	*September 2012 (1)*		*March 2016 (2)*		*% Change (2012-2016)*
	Number of Sales	*Median Price*	*Number of Sales*	*Median Price*	
Alpine	1	$87,500	1	$175,000	100%
Bonsall	6	$157,000	1	$180,000	15%
Borrego Springs	2	$122,500	1	$26,000	-79%
Fallbrook	1	$271,000	1	$249,000	-8%
Lakeside	6	$110,500	6	$202,000	83%
Ramona	2	$161,000	1	$290,000	80%
Spring Valley	4	$103,000	9	$234,000	127%
Valle de Oro (Rancho San Diego)	2	$146,250	1	--	--
Valley Center	0	--	1	--	--

SOURCE: DQNews.

(1) Reflects condominium resales in San Diego County recorded in September 2012

(2) Reflects condominium resales in San Diego County recorded in March 2016

The median sales price of manufactured homes has remained relatively stable at $175,000 compared to $185,000 in 2012 (See Table 3-24).

Table 3-24 Manufactured Home Values: May 2016			
Community Planning Area	***Number of Sales***	***Median***	***Average***
Alpine	1	63,500	63,500
Borrego Springs	7	25,000	86,000
Boulevard	1	629,000	629,000
Campo	1	108,000	108,000
Fallbrook	14	235,500	262,000
Jamul-Dulzura	2	330,000	330,000
Julian	2	157,500	157,500
Lakeside	5	169,900	200,800
North Mountain (Warner Springs)	17	132,500	140,000
Ramona	3	149,900	132,000
Spring Valley	9	89,900	94,200
Valley Center	5	130,000	209,500
Overall	67	175,000	139,800

Source: Realtor.com, May 2016

NOTE: Replaced with data in Table 3-22 - moved after table 3-22

Rental Housing Market

Information on rental rates in the unincorporated area was obtained through review of rental listings (Table 3-25). Given the suburban and semi-rural character of some CPAs, rental housing has limited availability.

Table 3-25 Average Rental Rates by Unit Type				
Community Plan Area	***Studio***	***One Bedroom***	***Two Bedroom***	***Three Bedroom***
Bonita	--	$1,341	$1,592	--
Fallbrook/Rainbow	$762	$877	$1,080	--
Lakeside	$675	$867	$1,303	$1,300
Ramona	--	$0	$1,150	$1,432
Spring Valley	--	$1,155	$1,399	$1,784
County of San Diego (1)	$1,046	$1,327	$1,634	$1,887

SOURCE: San Diego County Apartment Association (SDCAA) Fall 2015 Vacancy and Rental Rate Survey

(1) Average rental rate for entire County of San Diego, inclusive of all incorporated and unincorporated areas.

As shown in Table 3-25, during the fall of 2015, market rents within the unincorporated County ranged from $675 to $762 for a studio; $867 to $1,155 for a one bedroom unit; $1,080 to $1,592 for a two bedroom unit; and $1,300 to $1,784 for a three-bedroom unit. With the exception of the average rent for a one bedroom unit in Bonita at $1,341, all rents in the unincorporated areas were found to be lower than the corresponding average rent countywide.

Housing Affordability by Household Income

Housing affordability can be determined by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Based on the State-established threshold of affordable housing costs at no more than 30 percent of household income, Table 3-26 provides estimates of what households at different income levels can afford to rent or buy.

Extremely Low Income Households: Extremely low income households are those earning 30 percent or less of the Area Median Income (AMI). For 2015, the maximum affordable rental payment ranges from $399 per month for a one-person household to $544 per month for a household of four, excluding utilities. Based on the rental data presented in Table 3-20, extremely low income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also beyond the reach of extremely low income households.

Very Low Income Households: Very low income households are those earning between 31 and 50 percent or less of the AMI. For 2015, the maximum affordable rental payment ranges from $688 per month for a one-person household to $957 per month for a household of four, excluding utilities. Based on the rental data presented in Table 3-25, very low income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also very unlikely for very low income households.

Table 3-26 San Diego County Housing Affordability Matrix: 2015

Income Group / Household Size	*Annual Income*	*Maximum Affordable Rent*			*Maximum Affordable Sales Price*		
		Monthly Housing Cost (2)	*Utilities (3)*	*Rent*	*Annual Housing Cost (4)*	*Utilities, HOA, Taxes, Insurance (3)(5)*	*Home Price (6)*
Extremely Low (30% AMI)							
One Person	$17,350	$434	($35)	$399	$5,205	($3,012)	$35,700

Table 3-26 San Diego County Housing Affordability Matrix: 2015

Income Group / Household Size	*Annual Income*	*Maximum Affordable Rent*			*Maximum Affordable Sales Price*		
		Monthly Housing Cost (2)	*Utilities (3)*	*Rent*	*Annual Housing Cost (4)*	*Utilities, HOA, Taxes, Insurance (3)(5)*	*Home Price (6)*
Two Person	$19,850	$496	($49)	$447	$5,955	($3,348)	$43,900
Small Family (7)	$22,300	$558	($61)	$497	$6,690	($3,684)	$52,000
Four Person	$24,800	$620	($76)	$544	$7,440	($4,032)	$60,000
Large Family (8)	$28,410	$710	($96)	$614	$8,523	($4,512)	$71,000
Very Low (50% AMI)							
One Person	$28,900	$723	($35)	$688	$8,670	($3,828)	$73,000
Two Person	$33,050	$826	($49)	$777	$9,915	($4,284)	$86,000
Small Family (7)	$37,150	$929	($61)	$868	$11,145	($4,740)	$100,000
Four Person	$41,300	$1,033	($76)	$957	$12,390	($5,208)	$113,000
Large Family (8)	$44,600	$1,115	($96)	$1,019	$13,380	($5,664)	$123,000
Low (80% AMI)							
One Person	$46,250	$1,156	($35)	$1,121	$13,875	($5,028)	$128,000
Two Person	$52,900	$1,323	($49)	$1,274	$15,870	($5,700)	$150,000
Small Family (7)	$59,500	$1,488	($61)	$1,427	$17,850	($6,276)	$170,000
Four Person	$66,100	$1,653	($76)	$1,577	$19,830	($6,936)	$192,000
Large Family (8)	$71,400	$1,785	($96)	$1,689	$21,420	($7,536)	$208,000
Moderate (120% AMI)							
One Person	$63,750	$1,859	($35)	$1,824	$22,313	($7,020)	$218,000
Two Person	$72,900	$2,126	($49)	$2,077	$25,515	($7,932)	$252,000

Table 3-26 San Diego County Housing Affordability Matrix: 2015

Income Group / Household Size	*Annual Income*	*Maximum Affordable Rent*			*Maximum Affordable Sales Price*		
		Monthly Housing Cost (2)	*Utilities (3)*	*Rent*	*Annual Housing Cost (4)*	*Utilities, HOA, Taxes, Insurance (3)(5)*	*Home Price (6)*
Small Family (7)	$82,000	$2,392	($61)	$2,331	$28,700	($8,820)	$286,000
Four Person	$91,100	$2,657	($76)	$2,581	$31,885	($9,744)	$320,000
Large Family (8)	$98,400	$2,870	($96)	$2,774	$34,440	($10,584)	$347,000

(1) 2015 Area Median Income (AMI) = $75,900.

(2) Assumes 30% of annual gross income allocated toward housing costs for extremely low, very low, and low income households. Assumes 35% of annual gross income allocated toward housing costs for moderate income households.

(3) Source: San Diego County Department of Housing and Community Development 2015 Utility Allowance Schedule.

(4) Assumes 30% of annual gross income allocated toward housing costs for extremely low, very low, and low income households. Assumes 35% of annual gross income allocated toward housing costs for moderate income households.

(5) Assumes annual HOA/insurance ranging between $100-$200/month, private mortgage insurance at 1.10% of loan amount, and 1.10% property tax rate.

(6) Home price based on a 5.0% down payment, 30-year fixed-rate mortgage at 6.5%

(7) Small Family = 3 person household.

(8) Large Family = 5 person household.

SOURCE: Income limits from State of California Department of Housing and Community Development; affordable housing cost calculations using https://www.zillow.com/mortgage-calculator/

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The maximum home price a low income household can afford in 2015 ranges from $128,000 for a one-person household to $192,000 for a four-person household. Affordable rental rates for low income households range from $1,121 for a one-person household to $1,577 for a four-person household. Based on the sales data presented in Table 3-22 and Table 3-23, low income households would not be able to afford to own a single family home on the market; however, over the last several years condominiums have become more affordable. Manufactured homes (for sale or for rent), apartments, and condominiums for rent are a more viable option for low income households.

Moderate Income Households: Moderate-income households earn up to 120 percent of the County AMI. The maximum affordable home prices for moderate income households range from $218,000 for a one-person household to $320,000 for a household of four. A moderate-income household can afford rental rates of $1,824 to $2,657 per month depending on household size. Moderate income households can afford most rental options and ownership of condominiums and manufactured homes in the unincorporated area. However, single family home values have increased over the last few years beyond the affordability of moderate income households in the region.

Housing Problems

Age of Housing and Substandard Housing Conditions

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to the 2010-2014 ACS, about 50 percent of the overall housing stock in the unincorporated area was built prior to 1980 (Table 3-27). Comparing the unincorporated County to other jurisdictions, the City of San Marcos and Carlsbad both have relatively low percentages of overall housing stock built prior to 1980 at 34 percent and 31 percent. The cities of La Mesa and Imperial Beach both have 79 percent of their housing stock built prior to 1980. The unincorporated County is nearly the same in comparison to the County as a whole. In addition, according to the 2010-2014 ACS, an estimated 1,859 units in the unincorporated area lacked complete plumbing facilities and 3,292 units lacked complete kitchen facilities. These units may potentially require substantial rehabilitation or, in some cases, replacement. As the housing stock in unincorporated County ages there will be more need of repairs and rehabilitation.

Since 2010, the County's Department of Environmental Health (DEH) condemned 36 dwellings, although not all of them were legally permitted. The Food and Housing Division issued 1115 inspection violations between 2013 and 2015 for multi-family residential units. These violations are for electrical, plumbing, and ventilation issues as well as problems with trash, vermin, and smoke detectors. Since 2010, the DEH has received 460 complaints on single family dwellings related to substandard housing issues and/or sewage but not all complaints were justified.

Table 3-27 Age of Housing: 2014

	1959 or Earlier (50+Years)	***1960-1979 (30-50 Years)***	***1980 or After (<30 Years)***
Carlsbad	5%	29%	66%
Chula Vista	18%	31%	52%
Coronado	32%	40%	28%
Del Mar	22%	48%	30%
El Cajon	25%	47%	28%
Encinitas	13%	43%	43%
Escondido	9%	41%	49%
Imperial	35%	43%	21%
La Mesa	37%	42%	21%
Lemon Grove	45%	32%	23%

Table 3-27 Age of Housing: 2014			
	1959 or Earlier (50+Years)	***1960-1979 (30-50 Years)***	***1980 or After (<30 Years)***
National City	35%	39%	26%
Oceanside	8%	35%	57%
Poway	8%	50%	42%
San Diego	25%	35%	41%
San Marcos	3%	28%	69%
Santee	9%	54%	37%
Solana Beach	16%	56%	28%
Vista	8%	37%	55%
Unincorporated	13%	36%	51%
County Total	19%	36%	45%

SOURCE: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates, Table B25034: Year Structure Built Universe: Housing Units.

HCD offers a Home Repair Program (program 3.4.2.A) available to low income homeowners within the Urban County area to address critical health and safety improvements. ADA and accessability improvements, including improvements that support aging-in-place, and other necessary rehabilitation. This program supports independent living for the elderly/disabled.

Overcrowding

Overcrowding is typically a combined effect of high housing costs, low incomes, and insufficient supply of adequately sized units at affordable rates. In California, overcrowding is defined as a housing unit occupied by more than one person per room (including bedrooms, living rooms, dining rooms, but excluding bathrooms, kitchens, porches, and hallways). Severe overcrowding is defined as a housing unit occupied by more than 1.5 persons per room.

Overall, 2,285 occupied units (1.44 percent of all households) in the unincorporated area were considered overcrowded according to the 2010-2014 ACS, (Table 3-28). Overcrowding tends to affect renter-households disproportionately, with 7.46 percent of all renter-households compared to 1.62 percent owner-households in the unincorporated area being overcrowded.

Table 3-28 Overcrowding: 2014

	Total Occupied Units	*Total Owner Occupied*	*% Owner Occupied Over-crowded*	*% Owner Occupied Severely Over-crowded*	*Total Renter Occupied*	*% Renter Occupied Over-crowded*	*% Renter Occupied Severely Over-crowded*
Carlsbad	42,516	26,617	0.68%	0.15%	15,899	1.49%	0.81%
Chula Vista	77,062	44,842	2.85%	1.09%	32,220	10.95%	4.42%
Coronado	8,846	4,107	0.51%	0.00%	4,739	0.76%	0.25%
Del Mar	2,127	1,143	0.00%	0.00%	984	0.00%	0.00%
El Cajon	32,088	12,400	2.99%	0.59%	19,688	12.34%	3.69%
Encinitas	23,208	15,182	1.19%	0.30%	8,026	3.19%	0.96%
Escondido	44,798	21,934	3.24%	1.16%	22,864	10.16%	8.85%
Imperial Beach	8,649	2,892	1.66%	1.04%	5,757	7.49%	7.52%
La Mesa	23,566	10,348	1.53%	0.28%	13,218	2.77%	1.76%
Lemon Grove	8,396	4,542	2.88%	1.17%	3,854	6.75%	3.94%
National City	15,523	4,959	7.72%	3.53%	10,564	14.25%	4.87%
Oceanside	59,144	33,316	2.01%	0.73%	25,828	5.35%	3.21%
Poway	15,936	12,036	0.82%	0.40%	3,900	6.28%	1.38%
San Diego	479,079	227,565	2.19%	0.75%	251,514	6.05%	3.48%
San Marcos	28,428	16,920	1.22%	0.51%	11,508	4.50%	2.36%
Santee	19,173	13,395	1.16%	0.44%	5,778	5.47%	0.00%
Solana Beach	5,437	3,171	1.01%	0.19%	2,266	5.56%	4.55%
Vista city	30,662	15,084	1.52%	1.69%	15,578	4.90%	4.54%
Unincorporated	159,173	107,959	1.62%	0.50%	51,214	4.57%	2.89%
San Diego County	1,083,811	578,412	2.00%	0.71%	505,399	6.39%	3.55%

SOURCE: 2010-2014 American Community Survey Table B25014: Tenure by Occupants Per Room, 2010 Census.

Note The U.S. Census Bureau considers a house overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 occupants per room.

In general, overcrowding was less prevalent in the unincorporated area than Countywide, which had 8.9 percent of all households being overcrowded and severely overcrowded.

Cost Burden

Cost burden, also known as “overpayment,” is defined as a household paying more than 30 percent of its gross household income on housing costs, including utilities, taxes, and insurance. Overall, 46.88 percent of the households in the unincorporated area experienced housing cost burden according to the 2010-2014 ACS. Renter-households were more severely impacted by cost burden. For both owner and renter households, the impacts were primarily to extremely low, very low, and low income households, with the extremely low income households facing the greatest burden. Although

homeowners benefit from tax deductions that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require families to double up resulting in overcrowding and related problems.

Table 3-29 Cost Burden by Household Income and Tenure—Unincorporated County

	Households	*Households Cost Burdened*	*% of Households*
Owner-Households			
Extremely Low (≤30% AMI)	7,265	5,886	81.02%
Very Low (31-50% AMI)	9,511	5,783	60.80%
Low (51-80% AMI)	10,845	6,574	60.62%
Moderate (81-120% AMI)	17,577	9,538	54.26%
Above Moderate (>120% AMI)	60,319	15,444	25.60%
Total Owners	*105,517*	*43,225*	40.96%
Renter-Households			
Extremely Low (≤30% AMI)	7,770	7,274	93.62%
Very Low (31-50% AMI)	9,542	8,278	86.75%
Low (51-80% AMI)	9,183	6,980	76.01%
Moderate (81-120% AMI)	9,590	4,424	46.13%
Above Moderate (>120% AMI)	10,882	1,308	12.02%
Total Renters	*46,967*	28,264	60.18%
Total	*152,484*	*71,489*	46.88%

SOURCE: 2010-2014 American Community Survey Table B25106: Tenure by housing costs as a percentage of household income

Assisted Housing and At-Risk Analysis

Housing Element law requires that a jurisdiction provide an analysis of existing assisted housing developments that are eligible to convert from low-income use to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of deed restrictions.

Inventory of Assisted Housing

The County of San Diego assists in developing of affordable housing using a variety of housing programs. Assisted housing developments are defined as single family or multi-family living units that receive government assistance such as State or local mortgage revenue bond programs, redevelopment funds, local in-lieu fees, density bonus

incentives, inclusionary housing programs, or federal housing programs. Table 3-30 summarizes the inventory of assisted affordable housing in the unincorporated area.

Table 3-30 Assisted Housing Inventory

Development	Date of Contract	Years of Afford-ability	Total Units	Assisted Housing		Funding or Program
				Very Low (50% AMI)	Low (80% AMI)	
County Programs						
1141 Persimmon	9/29/1992	30	33	12	0	DB
Almond St	9/27/2009	15	1	1		N
Alvarado St	11/16/2009	15	1	1		N
Anza Terrace	3/3/1987	60	64	0	26	DB
Campo Hills	3/26/2003	10	222	0	50	DB
Cumbres Rd	2/3/2010	15	1	1		N
Del Cielo Este	2/26/2010	15	1	1		N
De Luz Apartments	7/5/2000	55	26	14	11	H, DB, C
Dougherty	8/4/2010	15	1	1		N
Dove Canyon/4S Ranch	7/30/2002	55	120	36	84	H, DB
E Dougherty	9/3/2009	15	1	1		N
Fallbrook View Apts.	9/12/2002	55	80	11	69	C
Greenfield Estates	8/16/1988	30	58	0	5	DB
Kalmia Courtyards	2/9/1994	51	28	5	6	H, LIHTC
Kensington Pl	12/29/2009	15	1	1		N
Kenwood Dr	11/19/2009	15	1	1		N
Lakeside Gardens	9/1/2004	5	85	84	0	Section 8
	12/30/2003	55		85	0	C
Lamar Springs Apts.	3/20/1984	60	50	0	6	DB
Lynden Ln	10/23/2009	15	1	1		N
Mapleview	4/26/2010	15	1	1		N
Maplewood Apartments	7/13/2000	55	78	48	30	C, H, LIHTC
Old Stage Rd	7/22/2010	15	1	1		N
Persimmon Terrace	8/5/1986	60	36	0	14	DB
Pine View Apts.	9/24/2004	55	101	27	74	C, H
Pinecrest Apartments	5/24/1988	30	104	0	8	DB
Presioca Villa	3/13/1996	55	94	70	0	H

Table 3-30 Assisted Housing Inventory

Development	Date of Contract	Years of Afford-ability	Total Units	Assisted Housing		Funding or Program
				Very Low (50% AMI)	Low (80% AMI)	
Primrose	4/13/2011	55	21	5	16	C, H
Resava Ln	11/18/2009	15	1	1		N
Silversage	4/27/2009	55	80	6	72	C, H
Springbrook Grove	6/9/2008	55	44	43	1	H, C
Spring Valley Apts.	2/22/2002	55	58	12	46	HO, LIHTC, C
Spring Villa	6/22/2006	55	136	14	122	H, C
St. Martin De Porres	11/9/2000	55	116	115	0	H
Summeridge/Village W.	6/1/2001	55	96	40	55	H
Tokaj Ln	1/11/2010	15	1	1		N
Valle del Sol Apts.	10/11/1988	30	50	0	4	DB
Villa Lakeshore Apts.	6/10/2004	55	34	17	17	C, RDA
Windmill Senior Apts.	11/16/2000	30	27	10	0	DB

H = HOME; C = CDBG; RDA = Redevelopment Set-Aside; DB = Density Bonus; HO = Housing Opportunities for Persons with AIDS; LIHTC = Low Income Housing Tax Credits; N = Neighborhood Stabilization Program

At-Risk Housing

During the planning period, 3 housing projects may be at risk of converting to market-rate housing due to expiration of deed-restrictions or termination of subsidy contracts. Table 3-31 identifies the at-risk projects, which total 59 restricted units for low income households. Campo Hills has no ongoing affordability restrictions beyond the initial sale to low income households. HCD has confirmed 40 of 50 units have been sold as affordable as of May, 2016.

Table 3-31 At-Risk Housing Projects: 2010-2020					
Development	***Location***	***Expiration Date***	***Total Units***	***Restricted Units***	
				Very Low	***Low***
Density Bonus Projects					
Campo Hills	Campo	April 2013	222	0	50
Greenfield Estates	Lakeside	August 2018	58	0	5
Valle del Sol Ap'ts	Ramona	October 2018	50	0	4
Total			320	0	59

Affordable housing provided through the County's Section 8 Moderate Rehabilitation program is at risk of converting to market-rate housing every year if the individual project owner chooses not to renew their contract. Under this program, privately owned rental properties are initially deed-restricted as affordable housing in exchange for funding for moderate rehabilitation. After the initial deed-restriction time period has passed, each year, the property owner has the discretion to renew their contract which provides a rental subsidy.

Pursuant to State Housing Element law, when units are identified as at risk, an analysis of costs to preserve or replace the at-risk units must be included. The cost estimates provided in this Housing Element, however, are only general in nature to present an order of magnitude. Actual costs would depend on the market conditions at the time of conversion and the specific conditions of the properties.

Preservation

Tenant-Based Rent Subsidies: Tenant-based rent subsidies could be used to preserve the affordability of housing. The County, through a variety of potential funding sources, could provide rental subsidies to very low and low income households to subsidize the continued affordability of the at-risk units. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by assisted household. Table 3-32 presents a general estimate of the rent subsidies required to preserve the affordability of at-risk units. Based on the 2010 estimates and assumptions shown in this table, approximately $123,192 might be used to subsidize the rents of the 59 low income at-risk units. In 2015, affordable low income rent is estimated to be higher than fair market rents, signifying that a subsidy may not be necessary at this time. However, a subsidy of $378 per unit may be used to preserve housing affordability for very low income units should any be identified as 'at-risk.'

Table 3-32 Rent Subsidies Required		
	2010	2015

	Very Low	***Low***	***Very Low***	***Low***
At-Risk Units	0	59	0	59
Total Monthly Rent Income Supported by Affordable Rent	$1,004	$1,204	$1,013	$1,620
Total Monthly Rent Allowed by Fair Market Rents	$1,378	$1,378	$1,390	$1,390
Average Monthly Subsidy per Unit	$374	$174	$378	n/a
Average Annual Subsidy per Unit	$4,488	$2,088	$4,530	n/a
Total Annual Subsidy Required	$0	$123,192	$0	$0

Average subsidy per unit for each project is estimated with the following assumptions:

Units are assumed to be two-bedroom and occupied by four-person households.

Based on 2010 and 2015 Area Median Income in San Diego County.
https://www.huduser.gov/portal/datasets/il/il2015/2015summary.odn

2010 and 2015 Fair Market Rents in San Diego County
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2015_code/2015summary.odn

Transfer of Ownership: Another option to preserve the units at risk is to transfer the at-risk units to non-profit ownership. Non-profit organizations are usually committed to maintaining the long-term affordability of low income housing and may be eligible for a variety of affordable housing programs. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A survey of older apartment buildings (e.g., built between 1960 and 1995), sold in the County since 2011 indicates a median sales price of $124,000 per unit. On this basis, it is assumed that it is less expensive to acquire and preserve at-risk units than to develop new units, as construction costs would be reflective of the rehabilitation of existing improvements and the rehabilitation of older developments would avoid the payment of development impact fees.

Replacement

New Construction of Affordable Units: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Based on the study prepared by Keyser Marston Associates, Inc. the average development cost for a rental unit in the unincorporated area is estimated to range between $163,000 and $201,000, $39,000 to $77,000 higher than the cost to purchase an existing, older unit.

Cost Comparison

Financially assisting with the cost to transfer ownership of these properties to nonprofit organizations may be less expensive than making ongoing rent subsidy contributions over the life of the buildings. The costs involved in constructing new units would likely be the most expensive option.

Housing in the Coastal Zone

State law requires that localities within the coastal zone monitor the following:

- The number of new housing units approved for construction within the coastal zone since January 1982.
- The number of housing units for persons and families of low and moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone.
- The number of existing housing units occupied by low and moderate income households either within the coastal zone or three miles of the coastal zone that have been authorized for demolition or conversion since January 1982.
- The number of housing units for low and moderate income households required to be replaced.

While the San Diego region is perceived as a coastal region, little of the unincorporated area falls within the coastal zone. Only a small portion of the San Dieguito CPA falls within the coastal zone. The San Dieguito CPA is generally a low-density, estate residential community. It consistently ranks as one of the top five places in the nation with the most expensive home prices. Since 1982, a total of 83 housing units, 78 single family and 5 second units have been added to the portion of that San Dieguito CPA that is within the coastal zone. Only second dwelling units built for employee housing provide units affordable to low and moderate income households. The types of housing (units in residential structures that contain fewer than three units) constructed in the San Dieguito CPA are not subject to the replacement requirement of the Coastal Act.

Projected Housing Needs

According to SANDAG, the County unincorporated area is projected to have 173,535 occupied households by 2020. Based on the 2010-2014 ACS information (Table 3-8), the unincorporated area's income distribution is estimated and shown in Table 3-33. The nature and extent of housing needs over the 2015-2020 Housing Element period are expected to reflect the need for housing assistance as shown in Table 3-29.

Table 3-33 Projected Households by Income and Tenure: 2020

Households	*Projected Households*	*% Extremely Low Income (0–30% AMI)*	*% Very Low Income (31–50% AMI)*	*% Low Income (51–80% AMI)*	*% Moderate/ Upper Income (81%+ AMI)*
% Owners	69.20%	6.89%	9.01%	10.28%	73.83%
Total Owners	120,086	8,274	10,820	12,345	88,660
% Renters	30.80%	16.54%	20.32%	19.55%	43.59%
Total Renters	53,449	8,840	10,861	10,449	23,298
% Total	100.00%	9.86%	12.49%	13.14%	64.52%
Total Households	173,535	17,114	21,681	22,794	111,958

SOURCES: 2010-2014 American Community Survey Table B25106: Tenure by housing costs as a percentage of household income. SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted on: 05/2016).

4 Housing Constraints

Various factors in the private and public sectors may impede the construction and preservation of housing, particularly housing for lower and moderate income households and households with special needs. This section assesses the market, governmental, environmental, and infrastructural factors that may limit the availability and affordability of housing in the unincorporated County area.

4.1 Market Constraints

There are various market-driven factors that contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing. The following provides a discussion of these factors and their impact on residential development.

Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. Although construction costs are a significant factor in the overall cost of development, the County of San Diego has no influence over

materials and labor costs. Building codes and development standards are consistent throughout the region and therefore do not pose a constraint on housing development specific to the unincorporated County. In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the State's prevailing wage requirements. It also expanded the definition of what constitutes public funds, capturing significantly more projects (such as housing) beyond just public works that involve public/private partnerships. Except for self-help projects, SB 975 requires payment of prevailing wages for most private projects constructed under an agreement with a public agency providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction.

Land Costs

There is a great degree of variation in the value of residential land in the unincorporated area. This is due to factors such as the accessibility of areas to employment centers, commercial uses, transit, civic and recreational uses, and the availability and quality of services and infrastructure. In 2012, the County commissioned Keyser Marston Associates (KMA) to conduct a review of real estate transactions. The review finds that land costs in the San Diego region increase rapidly as density increases (Table 4-1).

Table 4-1 Residential Land Value, San Diego Region**, January 2012 to Present**

Density Category	***Number of Sales***	***Median Density***	***Land Value Per Unit***	***Land Value Per Square Foot***
Below 15 du/acre	2	9.4 du/ac	$93,000	$19
Between 20.0 and 23.9 du/acre	13	19.7 du/ac-	$42,000	$18
Between 24.0 and 29.9 du/acre	4	26.5 du/ac	$39,000	$23
Between 30.0 and 60.0 du/acre	16	40.0 du/ac	$26,000	$24
Total	35	11.3 du/ac	$106,000	$21

SOURCE: CoStar Comps Inc. 2016.

Financial Costs

Construction Financing

In order to gain access to debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. Supplemental funds such as equity funds, predevelopment capital, performance guarantees, and bridge loans are used to fill the financing gap in making a project affordable.

In the County, affordable housing developers often have difficulty in obtaining the supplemental financing needed to build affordable housing. As a funding source, the County is limited to its federal entitlement funding (Community Development Block Grants (CDBG) and Home Investment Partnerships Program (HOME)). In recent years, the County's CDBG and HOME allocations have continued to decline due to dwindling federal support for these programs. Entitlement funding is made available to affordable housing developers through the County's semi-annual Notice of Funding Availability.

Supplemental funding (equity funds, predevelopment capital, bridge loans, etc.) is also potentially available through non-profit organizations and other government agency programs. However, these regional, statewide, or national funding sources are often limited in scope and highly competitive. Although local affordable housing developers have done well in competing for these funds, they are not always reliable sources of funding.

In addition, Californiaeliminated redevelopment agencies in 2012.[15] Redevelopment agencies were required to set aside 20% of their tax increment revenue for the provision of affordable housing, creating 15,000 homes in San Diego County through direct subsidies. Funds from this source were also critical in leveraging private equity and other government funds.

Mortgage Financing

In 2014, eighty percent fewer households applied for conventional mortgage loans to purchase homes in San Diego County as compared to 2011 (Table 4-2). Of the 13,190 applications in 2014approximately two percent of the applicants were very low income households and 21 percent were low income households. Moderate income households comprised 36 percent of the applicants. The majority of homebuyers in San Diego County in 2014 were above moderate income households. Furthermore, the approval rate among very low income households was significantly lower than the rates for other income groups. Thirty-six percent of the very low income applicants were denied home mortgage loans, compared to 15 percent of the low income applicants, 10 percent of the moderate income applicants, and 8 percent of the above moderate income applicants.

Table 4-2 Mortgage Financing by Income of Applicant: San Diego Region

	Total Applications		% Originated		% Approved but not Accepted		% Denied		% Other	
Income	***2011***	***2014***	***2011***	***2014***	***2011***	***2014***	***2011***	***2014***	***2011***	***2014***
Very low (less than 50%)	3,507	237	54%	38%	8%	1%	24%	36%	14%	24%
Low (50-79%)	9,106	2,715	61%	66%	10%	5%	16%	15%	13%	14%

[15] Redevelopment Agency Dissolution. California Department of Finance http://www.dof.ca.gov/redevelopment/ accessed May 2016

Moderate (80-99%)	12,668	4,753	66%	72%	8%	5%	13%	10%	12%	13%
Above Moderate (100%+)	39,672	5,485	69%	76%	7%	4%	11%	8%	15%	12%
Total	64,953	13,190	66%	72%	8%	5%	13%	11%	14%	13%

SOURCE: Home Mortgage Disclosure Act (HDMA) data for 2011 and 2014, http://www.ffiec.gov/hmdaadwebreport/AggTableList.aspx

Note: Includes conventional, FHA, FSA/RHS, and VA Home-Purchase Loans. "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.

San Diego City-County Reinvestment Task Force

The San Diego City-County Reinvestment Task Force (RTF) was established in 1977 by joint resolution of the San Diego City Council and County Board of Supervisors. It was formed as a quasi-public entity to include elected representatives, lenders, and members of community organizations. The purpose of the Task Force is to monitor lending practices and policies and to develop strategies for reinvestment to spur public/private financing of affordable housing and economic development activities in areas suffering from disinvestment.

Examples of strategies outlined by the RTF in its current strategic plan to encourage affordable housing and fair access to financial services include monitoring annual bank community investment activity, facilitating discussion of community reinvestment needs and opportunities, connecting low and moderate-income residents to resources and financial education, and undertaking collective action projects that promote loans for multifamily affordable housing development, LMI single-family mortgages and small business and support nonprofit programs in homebuyer preparation, workforce development, credit repair and financial self-sufficiency. [16]

4.2 Governmental Constraints

The following section provides a discussion of governmental constraints that potentially impede residential developments in the unincorporated area. These constraints need to be fully understood in order for the County to establish effective strategies that will promote and facilitate the development of a variety of housing and tenancy types.

Federal and State-mandated environmental protection regulations may cause residential development to be halted or delayed, thereby increasing costs or imposing additional costs on new residential development. These costs result from the fees charged by the County and private consultants for performing environmental analysis, conducting studies, the mandated public review process, and the potential costs associated with mitigation.

[16] San Diego City-County Reinvestment Task Force, Communication, July 5, 2016

The County's land use regulatory activities may also contribute to increasing the cost of residential development. The most evident increase comes from the fees charged for processing the various permits necessary to develop land.

Facility and infrastructure constraints affect most developments in the unincorporated County. Such constraints include septic constraints, sewer capacity problems, and long-term availability of water. A significant constraint unique to the unincorporated area is that a majority of land area under the jurisdiction of the County is outside the County Water Authority (CWA) boundary. All development in this vast area is contingent upon the availability of groundwater. In addition, portions of the unincorporated area have no agency providing structural fire protection, and much of the remaining area is served by districts reliant on volunteer firefighters.

Land Use Controls

General Plan Land Use Element

The County of San Diego General Plan Land Use Element prescribes a two-tier land use framework: general *regional categories* provide a regional development pattern while more specific *land use designations* indicate appropriate land uses. Three regional categories –Village, Semi-Rural, and Rural Lands—focus growth in appropriate communities while preserving the rural landscape of the unincorporated county:

- *Village:* Village areas provide a wide mix of higher intensity land uses and typically contain a village core which serves as an employment and residential center for the community planning area. Public services are available or planned. Land uses surrounding the village core are similar but at a smaller scale and spread throughout neighborhoods. Single-family homes are the most common form of housing, although neighborhood centers and other key areas may contain residences in mixed-use buildings and other multi-family housing.
- *Semi-Rural:* Semi-Rural areas provide a transition between the urban character of the Village areas and the broad open spaces of the Rural Lands category. Low density residential estates, which do not rely on sewer service, are the predominant use of land.
- *Rural Lands:* Rural Lands are large open space areas that provide for managed resource production, conservation, and recreation and thereby retain the rural character for which unincorporated San Diego County is known. Very low density residential uses do occur, but lands in this category are sparsely populated.

Regional categories do not specify land uses, but rather the general character, scale, and intensity of development and land use. Seventeen residential land use designations are established to provide for development of a full range of housing types and densities. Table 4-3 presents the relationship between the residential designations and the regional categories.

Table 4-3 Regional Categories and Residential Land Use Designations

Designation	*Compatible Regional Category*	*Maximum Residential Density*
Village Residential		
Village Residential 30	Village	30 units per acre
Village Residential 24	Village	24 units per acre
Village Residential 20	Village	20 units per acre
Village Residential 15	Village	15 units per acre
Village Residential 10.9	Village	10.9 units per acre
Village Residential 7.3	Village	7.3 units per acre
Village Residential 4.3	Village	4.3 units per acre
Village Residential 2.9	Village	2.9 units per acre
Village Residential 2	Village	2 units per acre
Semi-Rural Residential		
Semi-Rural Residential 0.5[1]	Village, Semi-Rural	1 unit per 0.5, 1, or 2 acres
Semi-Rural Residential 1[1]	Village, Semi-Rural	1 unit per 1, 2, or 4 acres
Semi-Rural Residential 2[1]	Village, Semi-Rural	1 unit per 2, 4, or 8 acres
Semi-Rural Residential 4[1]	Village, Semi-Rural	1 unit per 4, 8, or 16 acres
Semi-Rural Residential 10[1]	Village, Semi-Rural	1 unit per 10 or 20 acres
Rural Residential		
Rural Residential 20	All	1 unit per 20 acre
Rural Residential 40	All	1 unit per 40 acres
Rural Residential 80	All	1 unit per 80 acres
Commercial		
General Commercial	Village, Semi-Rural	-
Office Professional	Village, Semi-Rural	-
Neighborhood Commercial	Village, Semi-Rural	-
Rural Commercial	All	2 units per acre
Village Core Mixed Use	Village	30 units per acre

1 - Slope dependent category
2 - Maximum densities apply where Zoning Ordinance permits residential as a secondary use.

The commercial land use designation of Village Core Mixed Use provides for integrated nonresidential and residential development that reflects a pedestrian scale and orientation with retail uses encouraged at street level. Mixed use development may take the form of multiple-use buildings with offices and/or apartments above ground-floor retail. It may also take the form of single-use buildings located adjacent to each other comprising a mixed use complex. Development will typically be between two and four stories in height. The maximum intensity, measured in floor area ratio (FAR), of

nonresidential development in either multiple- or single-use buildings is 0.7. However if parking is provided offsite, the FAR could increase to 1.3. Residential densities may not exceed 30 units per gross acre in either multiple- or single-use buildings.

The commercial zones of C31 and C34 implement the commercial designations of the General Plan. These zones allow residential as a primary use on the entire parcel. The maximum density permitted by the zone is specified as part of the parcel's development regulations (see following section on "Zoning Ordinance").

Zoning Ordinance

The San Diego County Zoning Ordinance implements the Land Use Element of the General Plan. The Zoning Ordinance contains a variety of regulations that address building setbacks, building height, on-site open space, and parking requirements. The County's Zoning Ordinance differs from most zoning ordinances. Many zoning ordinances utilize zones such as R-1, A-1, etc., which specify not only the uses permitted, but also development standards such as lot size, density, height, and other requirements. The San Diego County Zoning Ordinance separates each of these subjects and governs each with an individual designator. Each parcel has a unique "Zone Box" that specifies the use regulations, animal regulations, and development regulations (e.g. lot size, building type, maximum floor area, floor area ratio, height, lot coverage, setback, and usable open space) which apply to that particular parcel. This approach is intended to offer flexibility. It permits any combination of development standards that are deemed appropriate for any individual parcel.

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback (*SEE SETBACK SCHEDULE)	
	Open Space	
SPECIAL AREA REGULATIONS		

Use Regulations: Existing residential use regulations contained in the County Zoning Ordinance include the following:

- RS—Single Family Residential
- RD—Duplex/Two Family Residential
- RM—Multi-Family Residential
- RV—Variable Family Residential (a combination of single-family, duplex/two-family, or multi-family residential)
- RU—Urban Residential
- RMH—Mobile home Residential

- RR—Rural Residential
- RRO—Recreation Oriented Residential
- RC—Residential/Commercial

Existing commercial use regulations that allow residential uses as a primary use include the following:

- C31—Residential/Office/Professional
- C34—Commerical/Residential

Table 4-4 Uses Permitted by Use Regulation

Use Regulation		*Uses Permitted*			
		Family Residential	*Group Residential*	*Farm Labor Camp*	*Residential Mobile Home Parks*
RS	Create areas where family residential uses are the principal and dominant use.	P			M
RD		P			M
RM		P			M
RV		P			M
RU	Create areas where family residential uses are permitted and institutional residential care uses are conditionally permitted.	P	P		M
RMH	Create and preserve areas for mobile home residential uses.				M
RR	Create areas where agricultural use compatible with a dominant residential use is desired.	P	M	m	M
RRO	Create areas where recreationally-oriented residential development is desired.	P	M		M
RC	Create areas where a mixture of residential, professional, and convenience commercial uses is desired.	P	P		M
C31	Create areas where a mix of residential, administrative, office, and professional service uses near residential areas are desired.	P	P		M
C34	Create areas where a mix of commercial and residential uses is desired.	P	P		M

Table 4-4 Uses Permitted by Use Regulation

Use Regulation	*Uses Permitted*			
	Family Residential	*Group Residential*	*Farm Labor Camp*	*Residential Mobile Home Parks*

SOURCE: County of San Diego Zoning Ordinance
P = Permitted; m = Minor Use Permit; M = Major Use Permit
Definitions:
1. Family residential use type refers to the residential occupancy of living units by families on a weekly or longer basis. A mobile or manufactured home is permitted on a private lot wherever a single detached residential building is permitted.
2. Group residential use type refers to residential occupancy of living units by persons who do not live together as a single housekeeping unit but have a common kitchen facility. Typical uses include sorority houses, retirement homes, and boarding houses.
3. Farm labor camp use type refers to the occupancy by five or more farm employees and their families of any living units, without regard to duration, which occurs exclusively in association with the performance of agricultural labor.
4. Mobile home residential use type refers to the residential occupancy by families on a weekly or longer basis of mobile homes located within a mobile home park or mobile home condominium.

Lot Size: This is the minimum net lot area required for development. Net lot area, in conjunction with density, determines residential yield. Net lot area is defined as the gross lot area minus any street right-of-way, any fenced flood control or walkway easement, irrevocable offers of dedication, and the area contained in the panhandle of a panhandle lot when the zone requires a minimum lot size of 10,000 square feet or less.

Building Type: Residential building types include single detached, semi-detached, duplex, stacked, triplex, attached (three to eight units on separate lots), multi-dwelling, and mixed residential/nonresidential.

Maximum Floor Area and *Floor Area Ratio* typically do not apply to residential use regulations.

Height: This designator determines the maximum height and number of stories permitted. The Zoning Ordinance offers 17 different combinations. Maximum height limitations can vary from 15 feet to 60 feet. Any height in excess of 60 feet requires a major use permit. The maximum number of stories can vary from one to four for maximum height requirements up to 45 feet. If the permitted height is 45 feet or more, any number of stories is permitted provided all building code requirements and floor-area ratio limitations are met. The most frequently utilized height/story limitations imposed in single-family zones are 35 feet or two stories, and three or four stories in multi-family zones. However, these limitations may be exceeded with the approval of a major use permit.

Setbacks: The existing Zoning Ordinance provides 22 standardized setback options regulating front, side, and rear yards. A 23rd option allows setbacks to be established during planned development, use permit or site plan review procedures.

Open Space: The County regulates both private and public open space requirements. Currently, there are 16 combinations of private and public requirements for on-site open space. Public open space requirements vary from none to 500 square feet per unit

(depending on the zone, with a majority of the multi family zones requiring around 150 square feet of group open space). Private open space requirements for multi-family zones typically vary from none to 100 square feet per unit. Public and private open space requirements may also vary by community planning area.

Parking: Existing parking requirements for multi-family dwellings vary accordingly to the number of bedrooms contained in a unit. Units containing zero to two bedrooms require 1.5 parking spaces per unit, and units containing three or more bedrooms require two parking spaces per unit. Residential uses are permitted to use rear yard setback areas for open parking. Guest parking is usually required at a ratio of one space for every five units. However, as much as one-half of the required guest parking may be met by parking in an abutting public or private street, provided that the street is improved to County standards. In addition, if a development has four or more units and an indoor recreation facility that exceeds 1,000 square feet, one parking space for every 10 units is required to accommodate the facility.

Planned Development: Currently, planned developments are allowed to deviate from the requirements of the underlying zone, except with respect to density and total required open space. With respect to open space, 40 percent of the total land area must be dedicated to open space and at least one-half of which should be usable open space.

Generally, setback, building height, and on-site open space requirements do not pose a constraint to development as they do not reduce the net lot area upon which yield is based. Although development may be restricted within setbacks and open space, the permitted number of units is not reduced. Even lots as small as 10,000 square feet can accommodate multi-family development. Programs included with this Housing Element and the recently adopted General Plan Update will ensure that zones within Village areas will include setback, building height, and open space requirements that facilitate, rather than impede the attainment of the maximum density allowed by the zone and the general plan.

Variety of Housing Types

The Housing Element law calls for the provision of housing opportunities for those with special needs, including but not limited to the elderly, persons with disabilities, the homeless, and farm workers. These opportunities can be made available through a variety of housing types which are identified below.

Single-Family Units

Single-family residential uses are primarily permitted in the Rural and Semi-Rural regional categories.

Multi-Family Units

Multi-family residential uses are primarily permitted in the Village regional category. A variety of densities and housing types are permitted.

Single-Room Occupancy Units

Single-room occupancy units take the form of multi-family housing for very low–income persons. The unit consists of a single room and may rely on shared bath and/or kitchen facilities.

If the individual unit does not include a kitchen, the project would be permitted as a group residential use in zones RU, RC, C31, and C34 and with a Major Use Permit in zones RR, RRO, C36, C37, A70, and A72. If the individual unit includes a kitchen, the project would be permitted as a multi-family residential use in RM, RV, RU, RC, C31, and C34 zones and with a Major Use Permit in C36, C37, A70, and A72 zones.

Second Units

The County's Zoning Ordinance was modified to comply with the requirements of AB 1866 regarding second units. In zones where family residential use type is permitted by right, a second dwelling unit is permitted on a lot with an existing single-family detached residence, or to be constructed concurrently with a primary single-family detached residence, provided specific requirements are met:

- Compliance with all building and zoning codes;
- Minimum lot area of 20,000 square feet;
- Lot in question does not already contain a guest living, accessory living quarter, or accessory apartment;
- Second unit with a living area not exceeding 640 square feet is required to provide one off-street parking space and second unit with a living area exceeding 640 square feet is required to provide two off-street parking spaces;
- Living area of the second unit may not exceed 30 percent of the living area of the existing unit, up to 1,200 square feet;
- Evidence of adequate sewer service, potable water supply, and payment of school district fees;
- Architectural design and materials are similar to those of the existing unit;
- No entrance to the second unit facing an abutting street;
- Second unit cannot be sold or under separate ownership from the primary unit; and
- Owner occupancy of either the primary or second unit is typically required.

In April 2009, the County revised its Zoning Ordinance to facilitate the construction of second units. The requirements for minimum lot size or the size of the living area may now be relaxed under an Administrative Permit rather than the Minor Use Permit that was previously required. Furthermore, with an Administrative Permit, a legal lot of at least one acre may build a second unit even if the parcel no longer meets zoning minimum lot size requirements. From January 2010 through December 2015, 134 second units have been built.

Mobile Homes and Mobile Home Parks

According to SANDAG estimates for 2015, 12,399 mobile homes and other similar types of housing are located in the unincorporated area, representing over seven percent of the total housing stock. Among the 24 Community Planning Areas (CPAs), Desert, North Mountain, Lakeside, and Rainbow have over 15 percent of their housing units comprised of mobile homes. From January 2010 through December 2015, 284 mobile homes have been constructed in the unincorporated area.

Land Use Controls: A mobile home approved by the State Department of Housing and Community Development (HCD) or certified under the National Mobile Home Construction and Safety Standards Act may be located on a private lot in any residential zone, provided that it complies with all other County codes and is installed on a permanent foundation system.

Mobile home parks are permitted in all residential land use designations (Table 4-4), subject to the approval of a Major Use Permit. A standard mobile home park is required to have a minimum lot area of five acres.

Housing Opportunities

Emergency Shelters

According to the San Diego Regional Task Force on the Homeless (RTFH, Inc.), an estimated 1,037 homeless persons were counted in the unincorporated County area in July of 2004.[17] Most of the homeless persons were farmworkers and day laborers. In 2015, the RTFH "point in time" survey identified 214 unsheltered homeless (see Section 3.3: Homeless). The RTFH is the only organization that attempts to count the number of homeless in the unincorporated County. Although the latest survey indicates a sharp drop in the number of homeless, the more likely explanation is that unincorporated communities where the majority of land is zoned for agriculture were not listed in the survey and many of the homeless farmworkers and day laborers were missed. The County's zoning provisions for accommodating farm employee housing are discussed later in this section.

An emergency shelter is a facility that provides shelter to homeless individuals and families on a short-term basis. To accommodate the homeless in the more urbanized areas of the unincorporated County, emergency shelters are allowed as a by right use in zones M50, M52, M54 and M58. These zones encompass 1,483 acres of lands in the unincorporated County. The highest concentrations of these lands are located in the western communities of Lakeside, Spring Valley, Alpine and Ramona, where jobs and services are most available. In addition, the Zoning Ordinance also allows transitional housing as explained in the next section.

[17] San Diego Regional Task Force on the Homeless, "Regional Homeless Profile," July 2004.

Transitional Housing and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing offers case management and support services to return people to independent living, usually between 6 and 24 months. Transitional housing usually has a term of tenancy up to two years, preparing an individual or family for permanent housing. Supportive housing, in its broadest definition, is housing linked with social services tailored to the needs of the population being housed. Supportive services can be either on-site or off-site. Typically, supportive housing is permanent housing.

The County Zoning Ordinance distinguishes between group care facilities for six or fewer people (family care home) and group care facilities for seven or more (group care). A state-authorized or certified family care home that provides 24-hour service is considered a residential use that is allowed in all residential and agricultural zones provided that no other family care home or group care facility is located within 300 feet. This distance requirement does not apply to residential care facilities for the elderly. For six or fewer persons, a transitional or supportive housing project that requires state community care licensing would be considered a family care home. For seven or more persons, a transitional or supportive housing project that requires state community care licensing would be considered a group care facility which is permitted in RC, C31, C34, C35, C37, and C46 zones and with a Major Use Permit in A70, A72, and all other residential zones except .

For six or fewer persons, a transitional or supportive housing project that does not require a state license would be considered residential and is allowed in all residential and agricultural zones. For seven or more, a transitional or supportive housing project that does not require a state license would be considered group residential housing if the individual units do not have a kitchen. Group residential housing is allowed in RU, RC, C31, and C34 zones and with a Major Use Permit in RR, RRO, C36, C37, A70, and A72.

Transitional or supportive housing that functions as a regular rental apartment project with individual kitchens is permitted as a multi-family residential use in RM, RV, RU, RC, C31, and C34 zones and with a Major Use Permit in C36, C37, A70, and A72 zones.

Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.Senior Housing

The County encourages the development of rental housing for moderate- and lower-income seniors by offering a density bonus program that exceeds the State Density Bonus Law. Developments up to 45 units per acre may be permitted on parcels with a General Plan density of at least 10.9 units per acre if all of the following findings are made:

1. All units will be rented to moderate, low or very low-income elderly households.

2. An Administrative Permit, pursuant to the County Zoning Ordinance, shall be approved by the Director of Planning & Development Services.
3. Sufficient services and facilities shall be available to support the project including public mass transportation.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The County Zoning Ordinance permits a family care home in all residential zones, provided that no other such home, family care institution, or group care facility is located within 300 feet. This distance requirement does not apply to foster family homes or residential care facilities for the elderly. Family care home is defined as "a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer elderly, mentally disordered or otherwise handicapped persons, or dependent or neglected children and providing such care and service on a 24-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such manner that facilities, activities, or events are thereon shared by more than six elderly, mentally disordered or otherwise handicapped persons, or dependent or neglected children."

The County Zoning Ordinance defines a family care institution as "a state-authorized, certified, or licensed family care home, foster home, or group home which does not qualify as a family care home." Family care institutions are considered group care, which is allowed in RC, C31, C34, C35, C37, and C46 zones and, with a Major Use Permit, in A70, A72, and all other residential zones except RRO.

According to the State Department of Social Services, the unincorporated area has about 200 licensed residential care facilities[18] with a total capacity of approximately 1,650 beds.[19] Many of these facilities are located in the Spring Valley, Lakeside, and Fallbrook areas.

Definition of Family: Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the

[18] Licensed residential care facilities include adult residential facilities, group homes, residential care facilities for the elderly, and small family homes.

[19] San Diego Fair Housing Resources Board, "San Diego Regional Analysis of Impediment to Fair Housing Choice", July 2010, page 5-16. The number and total capacity of residential care facilities fluctuates due to licensing status.

development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.[20]

The County Zoning Ordinance defines a family as "an individual, or two or more persons (related or unrelated) living together as a single housekeeping unit. This definition is all-encompassing and does not present a constraint to housing for persons with disabilities or other special needs.

Building Codes: The County enforces the California Building Standards Code. The County has not adopted any local amendments to this code that may impede the development or improvement of housing for persons with disabilities.

Reasonable Accommodation: Under State and federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.Farm Employee Housing

The unincorporated County has over 800,000 acres zoned for agricultural uses. The County recognizes the need for affordable housing for farmworkers, and provisions in its Zoning Ordinance facilitate and encourage the development of farmworker housing. From January 2010, through December 2015, 8 farmworker housing units have been constructed within the unincorporated area. In addition, Fallbrook View Apartments in the unincorporated community of Fallbrook offers 80 units targeted to farmworkers and their families.

Land Use Controls: Per State law, farmworker housing for six or fewer employees is permitted as a single-family residential use but is subject to maximum density requirements. Farmworker housing that consists of no more than 12 units designed for use by single-family households or of group quarters for no more than 36 beds is considered an agricultural use, and therefore permitted on properties designated for agricultural uses.

In the summer of 2009, the County of San Diego adopted amendments to the Farm Employee Housing Program which removed density as a limitation to the provision of farmworker housing. Farm employee housing, defined as occupancy by 12 or less farm employees and their families of a living unit or 36 or fewer beds in a group quarters, is

20 California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

allowed as an accessory use to commercial agriculture in the RR, A70, A72, S80, S88, S90 and S92 zones in the in the County of San Diego Zoning Ordinance. Additionally it is allowed with an Administrative Permit in the following zones where agriculture is allowed but is typically not a commercial enterprise: RS, RD, RM, RV, RU, RMH, RRO, RC, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46, M50, M52, M54, M58, S82, S86 and S94 Use Regulations in the County of San Diego Zoning Ordinance.

Additionally, farm labor camps, defined as occupancy by 13 or more farm employees and their families of a living unit or 37 or more beds in a group quarters, are proposed to be allowed with a Minor Use Permit in the RR, A70, A72, S80, S88, S90, and S92 zones. Zones RR, A70, A72, S80, S88, S90, and S92 encompass approximately 767,700 acres of lands in private holding where farm employee housing is now allowed by-right and farm labor camps are allowed with a Minor Use Permit. Also farm employee housing is allowed with an Administrative Permit in zoning that covers approximately 37,350 acres. Farmworker housing is allowed by-right in the majority of the estimated 800,000 acres of private lands in the unincorporated County which offers the opportunity to provide a significant amount of housing for farm employees.

Permit Processing Procedures

Permit processing times vary according to the permit type and complexity of the proposed development. Generally, applications for residential developments may occur as tentative parcel maps (minor subdivisions), tentative maps (major subdivisions), large-scale developments (specific plans), major use permits (planned residential development), minor use permits (oversized second dwelling units), and in rare instances site plan review. Often times multiple permits (i.e., tentative map, major use permit, site plan, etc.) are processed concurrently. Concurrent environmental review ranging from the adoption of a Negative Declaration (ND) to certification of a Final Environmental Impact Report (EIR) may also be required. Table 4-5 summarizes the various processes required for residential development, the approving bodies involved, and typical timeframe.

Table 4-5 Permit Processing Procedures

	Approval Body			*Public Hearings Required*	*Typical Time Frame*
	PDS	*PC*	*BoS*		
Building Permit	D			No	1–3 months
Administrative/Site Plan Review	D	A		Appeal Only	6–12 months
Minor Use Permit	D	A		Yes	6–12 months
Major Use Permit		D	A	Yes	12–18 months
Tentative Parcel Map	D	A		Yes	12–18 months
Tentative Map		D	A	Yes	18–24 months

PDS = Planning & Development Services
PC = Planning Commission
BoS = Board of Supervisors
D = Decision
A = Appeal

For a typical single-family home, no discretionary approval is required and the application can be processed within 30 to 90 days. The only permits needed are for construction and possibly for grading.

A typical multi-family development requires site plan/design review. The design review process is discussed in the following subsection. If site plan approval is required and the project is exempt from CEQA, the approval process typically takes four to six months. The building permit process often requires several submittals by the applicant before the permit is issued. If the applicant promptly resubmits, the permit may be issued in three to four months. For a typical subdivision, the process is much more complicated and may take 18 months or more. Discretionary review focuses primarily on planning and environmental considerations. Planning issues may include conformance with the Subdivision Map Act, the appropriate Community Plan, the County Zoning Ordinance and the General Plan. Compliance with an adopted specific plan is also addressed if a project proposal implements a component of an adopted specific plan. Modification to the proposal may be requested to achieve conformance with these documents.

Community or Subregional Planning Groups, acting in an advisory capacity, are responsible for reviewing and evaluating development proposals. Zoning in designated areas may also require that the community's Design Review Board advise the decision maker regarding a project's conformance with community design guidelines. Typically design review is not required for single-family homes that are not part of a subdivision. However design review is often required for multi-family projects. Therefore, development applicants are encouraged to attend one or more planning group meetings prior to submittal and during application processing.

Environmental review includes addressing potential impacts relating to infrastructure, traffic and circulation, biological and archaeological issues, noise, community character, and aesthetics. Depending on the project, the County may adopt a Negative Declaration

(ND) or a Mitigated Negative Declaration (MND), require extended studies, or require the preparation of an Environmental Impact Report (EIR).

Design Review

Design Review is one of several review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties. In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.

Design review guidelines and a Design Review Board also exist for the communities of Alpine, Bonsall, Fallbrook, Lakeside, Julian, Spring Valley, Ramona, Valley Center, Sweetwater, and the Interstate 15 corridor in North County. The guidelines are available to the public at the zoning counter and also on the County's website. The Design Review Board acts in an advisory capacity to the decision maker.

Steps in the Design Review Process:

1. **Staff Conference** - Before planning and design begins, it is recommended that the developer or designer meet with the County planning staff. The nature of the project and site should be described. The Planning staff member will clarify review procedures and submittal requirements. Critical design issues and design guidelines important to the project may be discussed.

2. **Preliminary Review (Optional) -** This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

   Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

   Preliminary Review is an informal process that enables the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. Generally, the Board will not take official action or vote on a project until the project application is formally submitted.

3. **Requests for Waiver of Design Review -** Occasionally, on minor projects, the Design Review Board may recommend a waiver of the formal design review process. In order to qualify for a waiver, it must be determined that the nature of the project is such that subjecting it to the formal design review process would not materially contribute to the attainment of the design objectives and guidelines.

To consider a waiver request, the Design Review Board will require drawings of sufficient detail to explain the project. The applicant should also provide photographs of the site to help explain the project to the Design Review Board.

4. **Design Review (Site Plan Review) -** The formal design review process is accomplished by the County through a permit process called Site Plan Review. This process involves a mandatory appearance before the Design Review Board (DRB).

   Applications are filed with Planning & Development Services. Within five days of receipt of a complete application, copies of the application are transmitted to each member of the DRB. The chair-person then schedules the item for review at the next available DRB meeting and informs the applicant of the time, date and place for the hearing.

   Evaluation of the project by the Design Review Board is limited to the topics contained in the Design Review Guidelines. The DRB makes a recommendation to the County's applicable approval authority, citing specific guidelines to which the project conforms or does not conform.

   County staff also evaluates the project for conformance to the design guidelines. After consideration of the staff and DRB recommendations, the Director renders a decision. The decision may be appealed in accordance with the County's appeal procedures. In the event the Design Review Board's recommendation is not received within 45 days after transmittal of the application, a decision may be made without a recommendation of the DRB. Upon making a decision, the County will transmit a copy of the decision to the DRB.

Improving the Discretionary Permit Processing Procedures

Red Tape Reduction Program: On April 13, 2011, the Board of Supervisors adopted a resolution establishing the Red Tape Reduction Task Force. The purpose of the Task Force was to evaluate the land development permitting process and identify any areas for improvement that would reduce both the time and costs associated with obtaining a permit. The Task Force elected to focus its efforts on potential improvements to the discretionary land use permitting process.

Comprehensive General Plan Update: On August 3, 2011, the County adopted its first comprehensive update to the County General Plan since 1979. A major factor in the update process was the desire to reduce future growth in unsustainable areas that lacked infrastructure and refocus future growth to areas where densities could be increased. After appropriate land uses were assigned, the environmental impacts were studied. The Environmental Impact Report (EIR) adopted by the County now provides a basis for streamlining planned development under CEQA section 15183 which requires future development to apply the mitigation measures in the EIR without completing a separate CEQA document. This is a significant step in reducing the time and costs associated with all discretionary development.

Traffic Impact Fees (TIF): All development is assessed a traffic impact fee to mitigate the cumulative traffic impacts of the project. Since the General Plan Update was adopted, the TIF fees have been recalculated which resulted in an overall fee reduction. In addition, development in the Village category receives a discounted fee and development within a defined Village core area receives an even greater discount.

CEQA Requirements: In 2006, Planning & Development Services initiated a study to explore changes in permitting procedures that could substantially reduce processing time. The Business Process Reengineering (BPR) efforts identified improvements which could be made to the environmental review process that would reduce processing time by an estimated 35 to 50 percent by reducing the number of times a technical study would need to be corrected and resubmitted.

The major components of the BPR work program include the following:

- Mandatory Major Project Pre-Application Process
- Development of Guidelines for Determining Significance for several environmental subject areas
- Development of Report Format and Content Requirements for several environmental subject areas
- Replacement of County's preexisting Environmental Consultant's List process with a new Request for Qualifications (RFQ) Process that identifies Consultants approved to complete work on behalf of the County
- Memorandum of Understanding (MOU) requirement that spells out the relationships between County staff, Consultants and Project Applicants
- Ongoing Training Program for CEQA Consultants
- Several process changes

Since implementation of these components, several technical studies have been submitted under the new process and have utilized the new Guidelines for Determining Significance and Report Format and Content Requirements. The program has proved successful with many of these studies accepted on the first submittal.

Second Dwelling Units: In 2009 the County simplified and streamlined the County's regulations on accessory dwelling units by reducing four different types of accessory units down to two: second dwelling units and guest quarters. In addition, any requirement for a Minor Use Permit was relaxed to an Administrative Permit which saves the applicant time and costs while continuing to provide some level of regulatory oversight for the community. This program has successfully increased the demand for affordable second units. Between May 2004 and January 2009, 20 Minor Use Permits were approved for second units with an average processing time of 10.8 months. In the 34 months following the simplification, 24 Administrative Permits were approved with an average processing time of 5.5 months and associated costs were cut in half.

Form Based Code (FBC): The County is also in the process of developing and updating a form based code for the Village core areas of specific communities to replace the development regulations of the zoning ordinance and the design review standards. The regulations and standards in FBC, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale, and design of development rather than only distinctions in land-use types. This will allow more flexibility in mixing land uses such as residential and commercial and give developers clear direction at the very early stage of a project. Program 3.4.7.G Streamline Regulations is included in the General Plan Implementation Plan as an ongoing requirement for the County to continue efforts to review regulations, including parking and affordable housing standards, in order to streamline permit processing and remove unnecessary government requirements.

Development Fees

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. However, the costs of these permits are often passed on to the consumer in the form of higher housing prices. For 2015, typical planning and permit processing fees and initial deposits are presented in Table 4-6. Building construction permit fees are summarized in Table 4-7.

Table 4-6 Planning and Permit Processing Fees and Initial Deposits 2015

	PDS				*DEH*		*SWMP*
	Plan	*Env*	*Review Team*	*Trails Review*	*Septic*	*Sewer*	
CEQA Exemption Review		$629 (F)	$409 (F)				
Application for Env. Initial Study		$5,360	$4,465				
General Plan Amendment	$4,230	$5,360	$1,125	$510 (F)			
Major Use Permit (Application)	$3,070	$5,360	$2,175	$170 (F)	$1,250	$1,250	$2,255
Minor Use Permit (Application)	$2,245	$3,610 $629 (F) if CEQA exempt	$1,425		$1,078	$1,078	$2,255

Rezone (Application)	$2,845	$5,360	$1,630				
Site Plan Application	$2,000	$3,610	$1,205	$340 (F)	$501(F)		$695
Specific Plan Application	$9,205	$5,360	$705	$340 (F)	$478 (F)		
Tentative Map Application (Major Subdivision)	$2,570	$3,610 - 5,360	$12,790 - 14,860	$340 (F)	$2,795	$2, 795	$2,255
Tentative Parcel Map Application	$2,245	$3,610	$2,605	$170 (F)	$1,498	$982	$2,255
Variance (Application)	$2,140	$629(F)	$629		$382(F)		

F = Fee; All other numbers are initial deposits

SOURCE: County of San Diego Planning & Development Services, September 15, 2013

PDS =Planning & Development Services

DEH = Department of Environmental Health

SWMP = Stormwater Management Plan

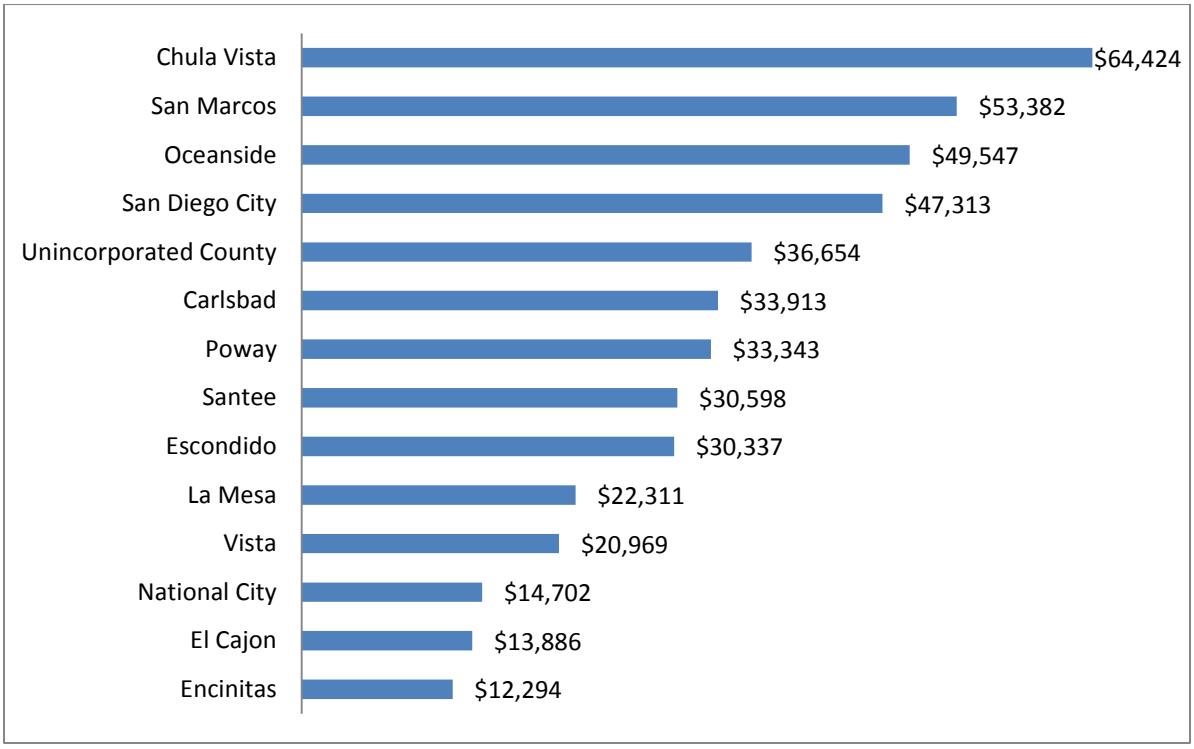
Table 4-7 Building Construction Permit Fees 2015		
	FY 2013-14 Fee Schedule	
	Plan Review	*Permit*
Single-Family/Duplex	$1,696 + $0.211/sf	$1,633 + $0.127/sf
One & Two-Family Tract	$1,943 + $0.139/sf	$687 + $0.130/sf
Second Dwelling Unit	$1,562 + $0.313/sf	$1,037 + $0.349/sf
Building Permit Fee Based on Valuation		
$1.00 to $50,000.00	$378.00 for the first $10,000.00 plus $6.50 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
$50,001.00 to $100,000.00	$414.50 for the first $50,000.00 plus $4.50 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	
$100,001.00 to $500,000.00	$639.50 for the first $100,000.00 plus $3.50 for each additional $1,000.00 or fraction thereof, to and including $500,000.00	
$500,001.00 to $1,000,000.00	$2,039.50 for the first $500,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	
$1,000,001.00 and up	$3,539.50 for the first $1,000,000.00 plus $2.00 for each additional $1,000.00 or fraction thereof	

SOURCE: County of San Diego Planning & Development Services, September 15, 2013.

In addition to the County's fees, third party development fees are also charged for parks, fire, schools, sewer and water connection, flood control, and drainage that provide the infrastructure that is considered necessary to provide a healthy environment. These impact fees are levied by public service districts and vary by district. For example, school district fees in the unincorporated county range from $1.00 per square foot to $4.14, and water district fees range from $3,971 to $20,000 per unit.

In 2015, the Building Industry Association (BIA) of San Diego conducted a fee survey based on permit fees and impact/capacity fees for a prototypical four-bedroom, three-bathroom single-family dwelling with 2,700 square feet of living area, 600 square foot garage, 240 square foot patio, fireplace, gas and electric hookups and type V wood frame construction (Figure 4-1). The County's fees for this prototype were estimated at $2,330. The estimated average third party impact fees were estimated at $34,324. Of the total estimated fees ($36,654), County permit fees accounted for 6.3 percent. In comparison to the other jurisdictions in San Diego County, the unincorporated County fees are in the middle, making the County a reasonably affordable place to build. (Figure 4-1).

Figure 4-1 Single Family Residential Permit Fees and Impact/Capacity Fee Comparison



The BIA survey also reviewed fees for a prototypical multi-family project that consisted of five buildings with ten units each. The units were 1,600 square feet with three bedrooms and a 400 square foot garage (two car). The County's permit fees were estimated at $15,470. The third party impact fees were estimated at $2,014,500, for a total of $2,029,970. Of this total, .76 percent were attributable to County fees.

Article 34

Article 34 of the California Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any "low rent project" within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval (Article 34 authority).

In the past, Article 34 might have prevented certain projects from being constructed. In practice, most public agencies have learned to structure projects to avoid triggering Article 34; such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has amended the Health and Safety Code[21] to clarify ambiguities relating to the applicability of Article 34.

[21] Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code clarify the applicability of Article 34.

Building Codes

The State of California adopts and amends several model codes published by national organizations, such as the International Code Council, National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials, and consolidates them into the California Building Standards Code which is contained in Title 24 of the California Code of Regulations. The California Building Standards Code contains twelve parts: Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and Reference Standards Code. These codes promote public health and safety and ensure that safe and decent housing is constructed in the County unincorporated area. The codes serve to protect residents from hazards and risks, and are not considered to be undue constraints to housing production. The State published the 2013 California codes, which became effective January 2014. The County has adopted and implemented State building codes as required by law.

The County's authority is minimal in regards to reviewing or modifying these codes; however, the County is authorized to make changes that are administrative or editorial in nature or relate to local conditions regarding climate, topography, and geology. County amendments to the state codes include strengthened ignition-resistant construction provisions (due to the County's history of exceptionally destructive wildfires), more robust pool safety requirements, and measures accommodating future installation of solar photovoltaic and electric vehicle charging systems in new single-family construction.

The County is responsible for enforcing the California Building Standards Code, which assures that all structures are built to applicable standards. Because of the jurisdiction's expansive area, the County's enforcement procedures for code violations are complaint-based.

Site Improvements

The County Department of Public Works (DPW) and Planning & Development Services (PDS) regulate site improvements in the unincorporated area. As part of the update to the General Plan and Mobility Element in 2011, the Public Road Standards (PRS) were revised to include additional roadway classifications. The PRS were revised to be applicable to the vast majority of projects.

In 2010, DPW prepared the "Flexibility in County Road Design" guideline to assist developers or other parties that request the Board to accept public improvements into the County's system of maintained public roads. The guideline is not intended to supersede existing County of San Diego Public Road Standards, procedures or practices, but is a compilation of possible options that may be used to enhance established traffic engineering and design practices, policies and standards.

The right-of-way and paved widths along residential areas consider the forecasted volume of average daily vehicle trips, while also considering other factors such as impacts to environmental and cultural resources. Travel lanes are generally required to

be at least 12 feet wide; however, fire districts may have additional requirements. The Flexibility in County Road Design guideline provides additional information and guidance regarding designing County public roads that incorporate community values, provide adequate emergency access, are safe, efficient, and are effective mechanisms for the movement of people and goods. The guideline is written for design engineers, transportation planners and project managers seeking additional flexibility when designing County roads.

The design of residential lots is regulated by the Subdivision Ordinance and the Zoning Ordinance which address such issues as lot width and depth, panhandle lots, frontage, and location of side and rear yard lot lines. The County's landscape ordinance limits the amount of water used for irrigation per State requirements so residential landscaping must be balanced to stay within the water allowance. If a residential landscaped area exceeds 5,000 square feet, the planting and irrigation plans must be submitted and approved. Landscape requirements are a function of water use, aesthetics, erosion control, buffering, and screening.

4.3 Environmental Constraints

The unincorporated area has unique topography, ecosystems, and natural resources that are fragile, irreplaceable, and vital to the quality of life for all residents. The County has the second highest biodiversity in the nation and the greatest number of endangered species of any county within the continental United States.

Special development controls, such as the County's Geographical Information System (GIS), have been established to identify and protect wetlands, floodplains, steep slopes, historic sites, archeological sites, and sensitive biological habitats. In October 1991, the County adopted the Resource Protection Ordinance (RPO) to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects. In October 1997, the Board also adopted the Biological Mitigation Ordinance (BMO) to enable the County to achieve the conservation goals that are contained in the Multiple Species Conservation Plan (MSCP). BMO protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and by establishing mitigation standards that are applied to discretionary projects. Residential densities in these areas are kept very low and a planned conservation subdivision program will encourage new development to occur in the least sensitive areas.

In addition the County requires project compliance with the Habitat Loss Permit Ordinance, the Groundwater Ordinance, the Stormwater Ordinance, and the Noise Ordinance. The Groundwater Ordinance does not limit the number of wells or the amount of groundwater extraction of existing landowners. However, it does identify specific measures to mitigate potential groundwater impacts of projects requiring specified discretionary permits. The Groundwater Ordinance does not apply to developments whose water is supplied by a Water Service Agency, such as a member of the San Diego County Water Authority (CWA). In addition, Major Use Permits or modifications which involve ranch support facilities are exempt from the Ordinance.

The County's Noise Element protects inhabitants of noise sensitive land uses such as hospitals, schools, and residences from excessive exposure to noise generators such as traffic. Previously, the element utilized a "one size fits all" approach but it was recently amended to relax the private open space standards for multi-family and mixed use developments. These types of land uses occur in the more urbanized areas of the unincorporated County where traffic noise is typically louder for longer periods of time than in rural areas. This change will add flexibility to the potential locations and design of multi-family and mixed use developments.

The GIS mapping tools as well as all the environmental ordinances are used to determine the appropriate land uses assigned through the General Plan. One of the guiding principles is to ensure that development accounts for physical constraints and the natural hazards of the land. For example, when determining the appropriate placement for Village densities that support multi-family housing, these resources are avoided where possible. Sites included in the Sites Inventory do not contain sensitive resources, are not affected by slopes and, with the exception of Borrego Springs, are located within the CWA boundary.

4.4 Infrastructure Constraints

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading also to higher housing costs.

Water Services

Water in San Diego County comes from three sources: imported water, locally stored water, and groundwater. The incorporated areas and a portion of the unincorporated area are within the boundaries of the San Diego County Water Authority (CWA). The CWA is a member of the Metropolitan Water District (MWD), which imports water from the Colorado River and Northern California on behalf of six Southern California counties. The CWA supplies up to 80 percent of the San Diego region's water, with stored runoff and groundwater providing the balance.

Portions of the unincorporated County that are located within the CWA boundaries are served by 15 CWA member agencies. These agencies own and operate water storage facilities, which hold local runoff as well as imported water. Portions of the unincorporated area outside the CWA boundaries are generally served by 14 other water districts or companies, all but one of which are entirely dependent on local groundwater.

Future water demand can be estimated using population projections, buildout scenarios based on designated land uses, and average per capita water use. Based on the unincorporated area's projected population of 543,426 by 2020 and estimated usage of one-half acre-foot per four-person household, future residential water demand is expected to be 67,928 acre-feet per year. CWA's Regional Water Facilities Master Plan

seeks to expand and diversify its water supply through methods such as increased storage capacity, use of recycled water and large-scale water desalination plants.

Beyond the CWA boundaries, unincorporated residents will likely continue to be dependent on groundwater. Available groundwater is therefore an important criterion in establishing the location and intensity of future development. Any development that proposes the use of groundwater not provided by a Water Service Agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates that groundwater resources are adequate to meet the groundwater demands of both the proposed development and the groundwater basin, an exemption to these requirements may be granted.

Sewage Disposal Services

Within the unincorporated County, two general types of sewage disposal systems exist: sewage treatment facilities and individual, on-site septic systems. Most of the area depends on ground water and therefore must rely on septic. However limited portions of the unincorporated County located within the CWA may gain access to public sewer service from a neighboring municipality or an independent sanitation district. In other areas, sewer service may be provided by small wastewater treatment facilities designed to serve a specific development or by a small County sanitation district (community services district). Disposed water is treated by the City of San Diego Metropolitan Sewerage System or through joint-agency agreements.

5 Housing Resources

5.1 Sites Inventory

Regional Housing Needs Assessment

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Assessment (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The San Diego Association of Governments (SANDAG), as the regional planning agency, is responsible for allocating the regional housing needs to individual jurisdictions. After determining the region's housing needs number through consultation with the California Department of Housing and Community Development (HCD), SANDAG utilized the forecasted pattern of development from its 2050 Regional Growth Forecast which distributes housing and employment growth at a jurisdiction level. The model considers proximity to job centers, travel times, and commuting choices as well as land use plans. SANDAG also considered the rural nature and lack of infrastructure in the unincorporated County, important factors when allocating the regional share by income category. Consistency with the SANDAG Regional Comprehensive Plan (RCP) and Sustainable Communities Strategy (SCS) requires high density multi-family housing

to be located with reasonable access to mass transit as well as other public services which are not available or planned for the unincorporated County.

The RHNA is distributed by income category. For the 2010-2020 projection period, the County of San Diego is allocated a RHNA of 22,412 units as follows:

- Extremely Low-Income (up to 30 percent of Area Median Income or AMI: 4.65 percent (1,042 units)[22]
- Very Low-Income (31 to 50 percent of Area Median Income or AMI): 4.65 percent (1,043 units)
- Low-Income (51 to 80 percent of AMI): 7.1 percent (1,585 units)
- Moderate-Income (81 to 120 percent of AMI): 26.2 percent (5,864 units)
- Above Moderate-Income (more than 120 percent of AMI): 57.4 percent (12,878 units)

The County must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

Credits toward RHNA

Since the RHNA uses January 1, 2010, as the baseline for growth projections for the Housing Element planning period, jurisdictions may credit new units built or issued building permits since January 1, 2010, toward the RHNA. Based on County records, a total of 3,221 units have been constructed or permitted since January 1, 2010 (Table 5-1).

Among the 3,221 units built or permitted, 807 units would qualify as housing affordable to lower- and moderate-income households. The County has assisted in the development of two housing projects through direct subsidies or its density bonus program, totaling 124 affordable units deed restricted for very low– and low-income households (Table 5-2).

[22] The County has a RHNA allocation of 2,085 very low-income units (inclusive of extremely low-income units). Pursuant to new State law (AB 2634), the County must project the number of extremely low- income housing needs based on Census income distribution or assume 50 percent of the very low- income units as extremely low. Therefore the County's RHNA of 2085 very low-income units may be split into 1,042 extremely low-income and 1,043 very low-income. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low-income category.

Table 5-1 Housing Units Built 2010 - 2015

Housing Type	*Units Built Since 2010*	*Affordability Level*	*Explanation*
Second Dwelling Units	134	Low: 134	Neither State law nor the County's Second Unit Ordinance requires second units be rented. Therefore, no rental information is collected as part of the County's second unit permitting process, especially when second units are permitted through an administrative review process, as required by State law. Based on multi-family rental rates in the unincorporated area, rental units at market rates for second dwelling units are assumed to be affordable to low income households.
Manufactured Homes	284	Moderate: 245 Above Moderate: 39	According to market data, market values for existing manufactured homes in the unincorporated County average around $139,800.This range of costs and values for manufactured homes is estimated to be affordable to moderate income households.
Farmworker Housing	8	Very Low: 8	These units were permitted as farmworker housing under the County's permitting process. They are affordable to farmworkers whose incomes fall within the extremely low to very low income categories.
Apartments	518	Very Low: 59 Low: 64 Moderate: 297 Above Moderate: 98	A total 518 apartments were permitted since 2010. Of this amount, 79 units were developed as part of the Silversage affordable (16 very low/ 63 low income) housing development in the community of Lakeside and 44 units as part of Springbrook in Fallbrook (43 very low/ 1 low income). A survey of apartment rental rates in the County's unincorporated area indicates monthly rents ranging from $675 to $1,046 for a studio; $867 to $1,341 for a one bedroom; $1,080 to $1,634 for a two bedroom; and $1,300 to $1,887 for a three bedroom. These rents are within the range for moderate income households.
Single-Family Homes	2,277	Above Moderate: 2,277	Median sales prices for single-family homes in the unincorporated County are estimated to range between $200,000 and $2,264,00 with most sales occurring around $475,000. Single-family homes are generally not affordable to lower income households.
Total	3,221	Very Low: 67	
		Low: 198	
		Moderate: 542	
		Above Moderate: 2,414	

Table 5-2 Affordable Housing Units Built 2010-2015

Project	*Date of Completion*	*Tenure*	*Total Units*	*Affordable Units*	
				Very Low	*Low*
Apartments					
Silversage Apartments	*2010*	*Rental*	*80*	*16*	*63*

Springbrook Apartments	*2010*	*Rental*	*44*	*43*	*1*
Total			*124*	*59*	*64*

Note: No new affordable housing units since 2012

Remaining RHNA

Table 5-3 summarizes the County's progress as of December 2015 toward meeting its RHNA for the current cycle.

Table 5-3 Credits toward RHNA

	Very Low Income	*Low Income*	*Moderate Income*	*Above Moderate Income*	*Total*
RHNA	2,085	1,585	5,864	12,878	*22,412*
Less Units with Building Permits	67	198	542	2,414	*3,221*
Remaining RHNA	2,018	1,387	5,322	10,464	19,191

Methodology

In January 2005 State Housing Element law established new default minimum densities that ranged from 10 to 30 dwelling units per acre depending on the type of jurisdiction. The entire County of San Diego, which contains the second largest city in California, is considered a single Metropolitan Statistical Area by the United States Census Bureau. Consequently, the unincorporated County of San Diego is now considered "metropolitan" under new Housing Element law and is therefore subject to a default density of 30 dwelling units per acre, the same density that is required of the City of San Diego. That is true even though the unincorporated County, like most unincorporated jurisdictions, is semi-rural or rural in character.

The unincorporated County of San Diego should not be considered "metropolitan" for multiple reasons:

- Large areas are occupied by entities outside the land use control of the County. These include Camp Pendleton Military Base, Anza Borrego Desert State Park, Cleveland National Forest, and eighteen Tribal reservations.
- Approximately 80 percent of the land is groundwater dependent and cannot sustain urban or suburban development patterns. The County's rural, groundwater-dependent communities are home to many lower-income families.
- Less than ten percent of the land within the unincorporated County is currently served by sewer, which is required to achieve densities above one or two dwelling units per acre.

- The amount of land over which the unincorporated County exercises land use authority, particularly land appropriate for high density development, often decreases through annexations.
- Most land is considered an extreme fire threat area by the California Department of Forestry (CDF), and fire service is limited. Some areas lack structural fire protection, and most fire departments lack equipment that services structures over two stories.
- Much land contains sensitive environmental habitats, and environmental constraints often determine development capacity and patterns.
- The region's employment centers are located within incorporated cities, and most residents commute to coastal job centers.
- Market factors discourage residential development that exceeds 20 to 25 dwelling units per acre. Densities above that level typically require structured parking and more expensive building construction methods.
- Funding for transit facilities and improvements is directed toward incorporated jurisdictions, providing little opportunity for these public services in the unincorporated County.

Lower and Moderate Income Opportunities

The unincorporated County covers 3,572 square miles and contains 24 separate communities or sub-regions. Therefore, it is appropriate to utilize different housing options within this large region to provide housing affordable for lower-income households. The 2011 General Plan Update considered community character, access to jobs and transportation, availability of infrastructure and services, and presence of environmental constraints when identifying communities with residential development potential. Based on these factors, the County set forth the following strategy for facilitating lower-income housing within the unincorporated area:

1. Use of vacant or underutilized residential lands:
    - Provide an adequate supply of land that permits the development of multi-family units with residential densities of 20 or more units per acre within the General Plan. This includes land with a new mixed-use land designation that permits residential units to be developed with residential densities of up to 30 units per acre.
    - Estimate development potential on vacant and underutilized parcels based on the average development yield of 80 percent of the maximum permitted density. The difference between gross acreage and the net acreage used to calculate available yield averages about 20 percent in the more urbanized areas of the County where infrastructure is already in place. These urbanized areas are located in the Village regional category and are the appropriate location for dense multi-family developments. This yield percentage is also consistent with requirements of Government Code Section 65863(h)(2).

- Ensure that policies and programs encourage 80 percent yield on properties designated for densities of 15 to 30 units per acre.
- Ensure that, when possible, policies and programs remove development constraints that impede the achievement of 80 percent yield.
- Exclude parcels with environmental constraints as appropriate for lower-income housing opportunities. Most of the lands planned for densities of at least 20 units per acre were reviewed during the General Plan Update process and determined to be environmentally appropriate for high density development. However, if parcel-level analysis, using either visual observations or GIS data, revealed environmental constraints, the lands were not counted as opportunities for lower-income housing.
- Exclude the yield on small parcels of less than one-quarter acre unless the parcel is adjacent to other vacant parcels or part of a larger area with common ownership.
- Increase the density to 30 units per acre on a large area of vacant and underutilized land surrounding a planned transit station in the North County Metro sub-region.

2. Implementation of a new senior density bonus program that permits increased densities beyond State law.
3. Consistency between General Plan, zoning, and development intensity:
    - General Plan designations in the 15 to 30 units per acre range must be implemented with appropriate zoning.
    - Development should occur at or above 80 percent of the maximum density on residential sites designated at 15 to 30 units per acre.
4. Modification of the Zoning Ordinance to provide more flexible development standards (a wider range of unit types) on land with environmental constraints or where small parks are desired. Alternatively, potential density lost because of environmental constraints and parks/common areas could be transferred to the developable areas.
5. Specialized zoning to facilitate the development of different types of high-density housing. Promotion of reduced Transportation Impact Fees in Villages and Village Cores.

In assessing lands appropriate for affordable housing development, the County identified criteria based on the land's density designation, location (suburban, semi-rural, or rural) and its regional category. The regional category called Village and specialized areas called Transit Nodes encompass areas considered suburban and contain lands considered appropriate for multi-family development (10.9+ units per acre). In addition to vacant lands, underutilized sites in these areas were considered if they met at least two of the three criteria summarized in Table 5-4.

Table 5-4 Criteria for Underutilized Sites	
1	The value of the improvements was less than the land value.
2	The existing structure was more than 30 years old.
3	The potential yield is at least three times greater than the existing number of units.

In all regional categories, opportunities for lower-income housing were also made available. Programs include the facilitation of affordable housing such as second units, farmworker housing, mobile homes, and density bonuses.

Correlation between Density and Affordability

In 2016, the County of San Diego commissioned Keyser Marston Associates, Inc. (KMA) to conduct an assessment of affordable housing development in the unincorporated area. The major components of the KMA study include:

- Identification of recently completed affordable residential developments in the unincorporated area of the County and adjacent cities.
- Assessment of the relationship of specific density ranges and the project type likely to be developed in the County's unincorporated areas, including preparation of illustrative financial pro formas for three multi-family prototypes.
- Estimation of the maximum rent and sales prices affordable to extremely low, very low, low and moderate income households, based on 2016 household income statistics distributed by HCD.
- Research of current development trends occurring in the unincorporated areas of the County.

Key findings of the report are:

- Due to the lack of vacant sites at 30 dwelling units per acre, limited infrastructure serving the unincorporated areas of the County, and the high cost associated with higher density developments, it has been demonstrated that affordable housing for low income households can be accommodated on land designated between 20 and 23 dwelling units per acre, and affordable housing for very low income households can be accommodated on land designated between 24 and 29 units per acre.
- Affordable housing developed in the unincorporated County and adjacent cities since 2009 has occurred primarily within a density range of 15 to 29 units per acre.
- Per-unit financing gaps are lowest for affordable housing development in the unincorporated area at a density of 24 units per acre for garden style apartments. In comparison, per-unit financing gaps for stacked flats at 30 units per acre are the least feasible scenario.

The KMA study surveyed affordable housing developments in the unincorporated area and selected incorporated communities located in proximity to the unincorporated County. The study identified a total of 14 affordable housing developments for family households built since 2009 or under construction, comprising a total of 759 units. Of the 14 affordable housing developments surveyed, two developments were in the unincorporated area and 12 were in the incorporated cities. Overall, the highest concentration (57%) of the affordable family developments identified were built at densities between 15.0 and 23.0 units per acre and nd the median density for the 14 affordable family developments surveyed is estimated at 20.7 units per acre.

To assess the feasibility of developing affordable housing representative of the type of affordable housing development most likely to occur within the County's unincorporated areas in the near term, the study conducted pro forma analysis on three development scenarios:

- 20 units/acre townhomes.
- 24 units/acre garden style apartments.
- 30 units/acre stacked flats.

Table 5-5 summarizes the gap financing required to subsidize different types of development as housing affordable to lower-income households, using land cost assumptions of 5 dollars per square foot. The KMA study concludes that, to provide housing affordable to lower-income households, subsidies are required for most types of development; however, the levels of subsidies required vary significantly.

Table 5-5 Per Unit Financing Surplus/(Gap) Summary for Lower-Income Housing

Development Scenario	*Low-Income (80% AMI)*		*Very Low-Income (50% AMI)*	
	With Land Cost	*Without Land Cost*	*With Land Cost*	*Without Land Cost*
Land Cost at $5 per square foot				
Townhomes (20 du/acre)	($47,000)	($36,000)	($155,000)	($144,000)
Garden Style Apartments (24 du/acre)	$22,000	$13,000	($123,000)	($114,000)
Stacked-Flat Apartments (30 du/acre)	($50,000)	($43,000)	($149,000)	($141,000)

SOURCE: Keyser Marston Associates, December 2012.

Among the three development scenarios, garden style apartments at 24 units per acre represent the most feasible options for lower-income housing in the unincorporated area as there would be no need for a subsidy for low-income households earning 80 percent AMI. Stacked flat apartments at 30 units per acre would require the highest subsidy for very low income households earning 50 percent AMI. To extend affordability to very low income households, subsidies would be required for all housing types. Despite the economies of scale with regard to land costs, stacked flats (at 30 units per acre) require subterranean/structure parking and result in the highest level of subsidies required for lower-income housing.

Housing Element Sites Inventory

Based on the financial feasibility as presented in the KMA study, and environmental and infrastructure constraints presented earlier, the County's strategy to accommodate its remaining RHNA is presented below.

The Sites Inventory is provided in Appendix 1. The inventory distinguishes between sites retained from the previous inventory of 2013 and additional sites that have been identified due to annexations or other changes. New sites are identified in Italics.

The inventory list for each community is followed by a map that identifies the density of the selected sites. Vacant properties are shown with a solid line and underutilized properties with a broken line. In addition, maps showing aerial views, environmental constraints, and sensitive habitat are also included for each site.

Data Source

The County has sufficient capacity in the recently adopted General Plan Update to accommodate over 64,000 future dwelling units so its RHNA requirement for above moderate income housing is satisfied. Therefore, the Sites Inventory presented in this Housing Element focuses on the identification of sites that provide the opportunity for the development of housing for lower- and moderate-income households.

In compiling an inventory of vacant and underutilized sites, the County used GIS to identify parcels with General Plan residential designations of 10.9 to 30 units per acre. Identified sites were then evaluated using aerial photographs, parcel-specific data, and the criteria developed by the County for meeting its RHNA allocation as previously discussed in the Methodology section. Parcel-specific information and maps are provided in Appendix 1 for properties included in the inventory.

Development potential on vacant and underutilized parcels was estimated based on average development densities at 80 percent of the maximum permitted densities. The difference between gross acreage and the net acreage available for development averages about 20 percent in the more urbanized areas of the County where infrastructure has already been provided. These suburban areas are located in the Village category and are the appropriate location for dense multi-family developments. Based on this information, the County used 80 percent of the maximum yield as the estimated yield for nearly every parcel included in the Sites Inventory. In addition, County policies promote the efficient use of multi-family residential land and encourage all development on lands designated for multi-family densities to achieve an intensity that is at least 80 percent of the maximum permitted density.

Availability of Infrastructure and Services

Much of the vacant land in the unincorporated area will involve "green field" development, whereby infrastructure and services must be extended or installed to serve the new development. The provision of these services is typically passed on to

the buyer in the form of higher housing costs. Therefore, to address the County's lower-income housing needs, the County focuses on opportunities associated with high-density development that are only available in urbanized centers where infrastructure and services are in place, but improvements may be necessary to serve the intensified development. Because the sites selected for inclusion in the Sites Inventory are located in urbanized centers, they are generally free of major environmental constraints such as habitat conservation and safety hazards such as flooding. The sites selected have access to public water purveyors as described in Section 4.4 and sufficient water capacity has been established to serve these sites in conjunction with the General Plan update. The sites selected also have access to public sewer service or sewer service may be provided by small wastewater treatment facilities designed to serve a specific development or by a small County sanitation district (community services district).

Vacant Residential Sites

Lower-Income: Vacant residential properties designated at densities of 20 to 30 dwelling units per acre are concentrated in nine CPAs. These sites provide the best opportunity for lower-income development potential. The sites are located within the San Diego County Water Authority (CWA) boundary with the exception of Borrego Springs. Borrego Springs is an agricultural and resort community with a labor force made up of farmworkers and service workers. Members of the community have expressed a need for housing that is affordable to these workers. Although the community is not located within the CWA, the single parcel identified in the Sites Inventory is within the Borrego Water District.

Moderate-Income: Many of the communities located within the CWA boundary have vacant sites designated for multi-family units with densities ranging from 10.9 to 15 dwelling units per acre. These sites would support duplex and triplex development on smaller parcels and garden style apartments and condominium development on larger parcels. Attached housing offers opportunities for affordable homes. In addition, the KMA study also found that manufactured homes on parcels zoned for single family dwellings also provide opportunities for affordable housing to moderate income households in unincorporated communities outside the CWA boundary.

Table 5-6 summarizes the vacant and underutilized sites included in the Sites Inventory.

Table 5-6 Residential Potential under the General Plan

Income Category	*Units/Acre*	*Land Use*	*Unincorporated Communities*										*Total Units*
			Alpine	*Bonsall*	*County Islands*	*Desert (Borrego Springs)*	*Fallbrook*	*Lakeside*	*North County Metro*	*Ramona*	*Spring Valley*	*Valley Center*	
Very Low-Income	30	Residential: Vacant					18	7	281				*306*
		Residential: Underutilized						7	1,219				*1226*

Table 5-6 Residential Potential under the General Plan

Income Category	Units/Acre	Land Use	Unincorporated Communities										Total Units
			Alpine	Bonsall	County Islands	Desert (Borrego Springs)	Fallbrook	Lakeside	North County Metro	Ramona	Spring Valley	Valley Center	
		Mixed Use					69						69
		Subtotal					*87*	*14*	*1500*				*1601*
	24+	Residential: Vacant				476	133	82	58	144	9		*902*
		Residential: Underutilized			198		44	68	144				*454*
		Mixed Use					112		45				*157*
		Subtotal			*198*	*476*	*289*	*150*	*247*	*144*	*9*		*1513*
Low-Income	20	Residential: Vacant	227				67		215	142	8		*659*
		Residential: Underutilized			816		121	51	66			63	*1,117*
		Mixed Use	30										*30*
		Specific Plan										26	*26*
		Subtotal	*257*		*816*		*188*	*51*	*281*	*142*	*8*	*89*	*1,832*
Moderate-Income	10.9-15	Residential: Vacant	443	180			71	566	95	124	102	377	*1,958*
		Residential: Underutilized	77				23	427	35		23		*585*
		Specific Plan									87	26	*113*
		Mixed Use								80		413	*493*
		Subtotal	*520*	*180*			*94*	*993*	*130*	*204*	*212*	*816*	*3,149*
Totals by Community			*777*	*180*	*1014*	*476*	*658*	*1208*	*2158*	*490*	*229*	*905*	*8,095*

SOURCE: County of San Diego Planning & Development Services, May 2016

Residential capacity is estimated at 80 percent of the maximum densities permitted. The County has established Policy H-1.2 in the Housing Element to encourage development of multi-family land at 80 percent or more of the maximum densities permitted.

Underutilized Residential Sites

Criteria for Underutilized sites

Underutilized sites may be less likely candidates than vacant sites for further development so additional analysis was performed to make sure that there is significant economic incentive for redevelopment to occur before an underutilized site was included in the inventory. Potential underutilized sites were examined using three

criteria: (1) the improvement to land value ratio is less than one, (2) the building is older than 30 years, and (3) the potential increase in capacity is at least three times the existing number of units. Before a site was selected for inclusion, at least two of the three criteria were met offering significant economic incentive for development.

Specific criteria on the larger sites with densities that could accommodate low or very low income housing are addressed below.

- *Sprinter Station (North County Metro):* This area has been retained from the Sites Inventory of the Housing Element update adopted in 2011. The Sprinter is a 22-mile light-rail line built between Oceanside and Escondido. It offers regular train service on a rebuilt rail line that roughly parallels Highway 78. Most of the rail line passes through urbanized jurisdictions but one station is located in the unincorporated community of North County Metro. (Figure 5-1) To promote the opportunity for transit-oriented development, the County identified large, undeveloped, or underutilized parcels near the Buena Creek Sprinter Station for intensification as part of the 2011 General Plan Update and increased residential densities from the existing 1 unit per acre to ranges of 20 to 30 units per acre. (See Appendix H1—Sites Inventory, Map Reference NC2-1.) These parcels are not subject to the Williamson Act or within an agricultural preserve.

  With the introduction of the light rail line and the higher densities of surrounding cities, this area has the potential to support high-density housing. It is free of environmental constraints and is located within the Buena Vista Sanitation District, in very close proximity to the City of Vista. The primary existing use is greenhouse agriculture and the structures can be easily removed.

  The increase in density in the General Plan Update will substantially increase the value of the land and provide owners with an incentive to redevelop. Although the largest parcel is nearly nine acres, any large development plan will require lot consolidation. Additionally, this location is listed as a Smart Growth Opportunity Area by the San Diego Association of Governments, which has the potential to receive planning funds. Developers with experience in large-scale projects have contacted the County and expressed an interest in working with staff to create a transit-oriented comprehensive plan for the area. The unincorporated County currently lacks the mass transit facilities that are more common in the cities so the Buena Creek Sprinter Station presents an important opportunity to provide the more urbanized, high-density development that is capable of supporting more affordable housing products

Figure 5-1 Sprinter Light Rail, Buena Creek Station

County Islands: The County Islands are urbanized areas imbedded within city jurisdictions. The County identified two islands near major transportation corridors, Miramar and Lincoln Acres as underutilized areas with potential for private redevelopment. These sites were retained from the Sites Inventory of the Housing Element update adopted in 2011. The Miramar County Island (Appendix H1—Sites Inventory, Map Reference I1-2) exists today as a horse boarding and breeding facility and is surrounded by the City of San Diego. Nearby uses include a business park and high density residential. The current density is one unit per acre but the recent General Plan Update increased the density to 20 units per acre to give landowners an incentive for private redevelopment. The area previously had some drainage issues that discouraged redevelopment. However, the construction of Interstate 15 on the west side of the island with an exit for Pomerado Road, which runs along the south side, has resolved the drainage problems. High-density development on this small island is consistent with uses in the area and is easily served by the existing transportation network.

The County Island known as Lincoln Acres (Appendix H1—Sites Inventory, Map Reference I1-1) is a predominantly single-family residential neighborhood surrounded by three separate cities. The County had identified large, underutilized parcels within Lincoln Acres for intensification to promote a variety of housing for all economic segments of that community. The current density is one unit per 2.5 acres. The 2011 General Plan Update increased the density to 24 units per acre. A small portion of the area has some slope but should not affect the ability to develop the property at the yield estimated in the Housing Element Sites Inventory. This site is surrounded by urbanized uses and is located near the intersection of two major freeways. The increase in density should provide incentive for private redevelopment. There has been interest demonstrated by property owners in this area, which is receiving a significantly increased density and is over three times the existing units.

- *Fallbrook:* The underutilized parcels in two locations have been retained from the Sites Inventory of the Housing Element update of 2011. They are included because they are adjacent to vacant parcels that also have density increases under the General Plan Update. The three parcels identified as F6-1 on the Fallbrook Sites Inventory Map have the same owner and only one has an existing structure. Under the 2011 General Plan Update, the density was increased from 7.3 units per acre to 24 units per acre. The other location, F2-1, has several large vacant parcels and two parcels with structures. The density has been increased from 2 units per acre to 20 units per acre to serve as an incentive for private redevelopment.
- *Valley Center:* The two underutilized parcels in the area mapped as V1-1 have a split General Plan designation. The parcels total 62.5 acres and, prior to the 2011 General Plan Update, had a density of 1 unit per 2 acres. With the 2011 Update, 4 acres were designated at 20 units per acre with the remainder put into an open space designation. This change was made based on the owner's interest to build attached housing. There are a few structures within the 4 acres so the area has

been treated as underutilized in the Sites Inventory. The area is located within the Valley Center Municipal Water District

Mixed Use Sites

Village Core Mixed Use:

The General Plan Update introduced a new designation of Village Core Mixed Use. This designation allows residential development as one of the possible primary uses. The density for this designation cannot exceed 30 units per acre.

- *Fallbrook:* The County identified the potential for 112 new units within the Mixed Use designation which has a maximum density of 24 units per acre in the Fallbrook Community Planning Area. All parcels were vacant except for one (yield of 2 units) that was included because it was adjacent to several vacant properties with the same owner. The inventory includes vacant properties that are at least 0.25 acres or are part of an area comprised of smaller adjacent parcels adequate to allow for the development of garden style apartments. The properties are primarily infill sites and the County assumes the entire site would be developed as residential.
- *Valley Center:* Valley Center is a newly developing community that has traditionally been considered an agricultural area. The residents have been actively involved in creating a flexible plan that reflects their vision. The identified village core areas are designated as Village Core Mixed Use. One of these areas, shown as V3-1, V3-2, and V3-3, is largely farm land with related structures so it is identified as underutilized. A density of 10.9 units per acre was used to determine the potential yield of 413 units. This density was used because it is more appropriate at this stage of the community's development. The properties are within the Valley Center Municipal Water District and adjacent to Valley Center Road and Mirar de Valle.

General Commercial with Zoning of C31/C34:

The General Commercial General Plan designation permits residential as a primary use if the parcel is zoned C31 or C34. The density for these zones is specified in the zoning for the property.

- *Fallbrook:* Fallbrook has a nearly three acre vacant parcel zoned C34 which allows residential as a primary use at 40 units per acre. A density of 30 units per acre was used to determine the potential yield of 69 units because it reflects achievable results based on fire safety and community character.

- *Ramona:* Ramona site R2-3 is a 6.6 acre area of vacant property zoned C34 which allows residential as a primary use at 15 units per acre. The potential yield of 80 units for this area is within the Ramona Village Core which is proposed for a change to form based code (see explanation of form based code above under "Improving the Discretionary Permit Processing Procedures").

Other Types of Affordable Housing

Second Units

The County promotes second units as a viable option for affordable housing. Specifically, the County has evaluated and modified requirements for second units (such as the minimum lot size) that unnecessarily constrain the production of second dwelling units. The County has also made requirements and procedures for permitting second units available to the public at the zoning counter and through the County's website. Based on the rents for guesthouses, accessory units, small homes, the second units are expected to be affordable to low income households.

Since 2009, the County has permitted an average of 22 second dwelling units per year. This number was less than the projected 41 second dwelling units per year anticipated in the initial site inventory. However, based on development trends, local housing needs, and availability of incentives, the County expects to see a return to pre-2009 levels of production for second dwelling units.

Mobile/Manufactured Homes

Mobile and manufactured homes are common forms of housing found in the unincorporated County's back country communities. This type of housing provides homes for many lower-income families in areas where high density housing is not feasible because of dependence on groundwater and septic systems.

According to SANDAG in 2010, the community planning areas of Pala-Pauma, Julian, Pendleton-DeLuz, North Mountain, Desert (including Borrego Springs), Mountain Empire, and Lakeside each had a median household income of 80 percent or less of the regional median. These planning areas represented over 28 percent of the unincorporated County's population and over 60 percent of its total acreage. In addition, SANDAG data revealed that the County provided nearly one-third of the region's mobile homes, even though the unincorporated area only accounted for 14.7 percent of the total housing stock in the region. According to mobile home prices presented earlier, these mobile home units may be affordable to moderate income households.

Prior to 2011, the County gained an average of approximately 120 mobile home units per year. From 2011 to 2014, the County experienced a notable decrease in mobile home production, averaging 26 mobile home units per year. In 2015, production of mobile home units spiked to 147 units. Based on development trends and housing needs the County maintains its initial projection of 118 mobile home units per year.

Adequacy of Sites to Accommodate RHNA

The County has adequate capacity to meet its RHNA for this Housing Element period as shown in Table 5-7 which summarizes residential development potential under the General Plan Update for the County. The development considered in this table is consistent with market feasibility studies, and takes into consideration the community character, and development constraints (emergency services, roads, and other infrastructure, environmental, etc.) when evaluating each site's development potential.

Table 5-7 Regional Housing Needs Assessment and Summary of Development Potential

	Very Low Income	*Low Income*	*Moderate Income*	*Total*
RHNA	2,085	1,585	5,864	9,534
Permitted Construction (1/1/10 – 12/31/15)	67	198	542	807
RHNA less permitted construction:	2,018	1,387	5,322	8,727
Vacant and Underutilized Capacity				
30 du/acre	1,601			1,601
24+ du/acre	1,513			1,513
20 du/acre		1,832		1,832
10.9 —15 du/acre			3,149	3,149
Future Second Dwelling Units (avg 41/yr x 5yrs) (2016–2020)		205		205
Future Mobile Homes (avg 118/yr x 5yrs) (2016–2020)			590	590
Subtotal	*3,114*	*2,037*	*3,739*	*8,890*
Excess Units	1,053	647	-1,583	163

Overall, the County has adequate capacity to address its remaining RHNA for lower and moderate-income households. To meet the RHNA for lower-income families, the Housing Element Sites Inventory relies on sites designated at 20 to 30 dwelling units per acre.

To meet the RHNA for moderate-income families, sites were identified that permit the development of duplex, triplex, townhouse or other multi-family units in the density range of 10.9 to 15 units per acre. These were smaller, infill sites or sites located in suburban areas and contributed 3,149 units.

Housing for the above moderate income group can be easily accommodated by residential land in the Village, Semi-Rural, and Rural regional categories designated at densities of 7.3 units per acre and lower which offers opportunities for both moderate- and above moderate-income households.

All sites that present opportunities for future housing to accommodate very low, low, and moderate income households are identified by parcel number in the Sites Inventory which can be found in Appendix H1.

5.2 Financial Resources

The County has access to a number of funding programs to expand and preserve the affordable housing stock, including preserving low-cost rental housing at risk of converting to market-rate housing. Given the high cost of housing in the San Diego region, multiple funding sources are required to finance an affordable housing project.

Housing and Urban Development Entitlement Grants

Community Development Block Grant

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including the following:

- Housing rehabilitation
- Down payment and other homeownership assistance
- Lead-based paint screening and abatement
- Acquisition of buildings and land
- Construction or rehabilitation of public facilities and infrastructure
- Removal of architectural barriers
- Public services for low-income persons and persons with special needs
- Rehabilitation of commercial or industrial buildings
- Loans and grants for businesses that provide employment for low-income persons

The County receives an annual allocation of approximately $3,685,000 in CDBG funds. This funding is shared among the seven jurisdictions that comprise the Urban County, including the County unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

HOME Investment Partnership

The HOME program was created as part of the 1990 National Affordable Housing Act to provide federal funds for the development and rehabilitation of affordable housing for low-income households. The program gives local governments flexibility to fund a wide range of affordable housing activities through partnerships with private industry and nonprofit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including the following:

- Building acquisition

- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Tenant-based rental assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be (1) used for activities that target low-income families (up to 80 percent AMI) and (2) matched with 25 percent of non-federal funding sources.

The County receives approximately $2,326,000 in HOME funds annually. However, this funding is shared among 13 jurisdictions that comprised the HOME Consortium, including the County unincorporated area and the cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

Downpayment and Closing Cost Program

In recognition of the increasing difficulty for low-income households to achieve homeownership, the County offers first-time homebuyers low-interest, deferred payment loans of up to $70,000 or 33 percent of the purchase price (whichever is less). Both new and resale single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation are eligible. The appraised value of the property may not exceed $390,000. Participants must contribute a minimum of one percent of the purchase price from their personal funds. To participate, recipients must have an annual income that does not exceed 80 percent of AMI.

Emergency Solutions Grant

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including the following:

- Rehabilitation or remodeling of a building used as a shelter
- Operations and maintenance of a homeless facility
- Essential supportive services (e.g., case management, physical and mental health treatment, substance abuse counseling, and child care)
- Homeless prevention

ESG funds must be matched dollar-for-dollar with non-federal funds or “in-kind” donations, such as the value of a donated building, supplies and equipment, new staff services, and volunteer time. The County receives about $326,000 in ESG funds annually for the seven-jurisdiction Urban County.

Housing Opportunities for Persons with AIDS

The Housing Opportunities for Persons with AIDS (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low-income persons living with HIV/AIDS. HOPWA funds can be used for a variety of activities, including the following:

- Acquisition, rehabilitation, or new construction of housing units
- Facility operations
- Rental assistance
- Short-term payments to prevent homelessness

HOPWA funds are granted to the largest jurisdiction in a county. The City of San Diego is the recipient of HOPWA funds on behalf of all San Diego County jurisdictions. By agreement between the City and the County, the County Department of Housing and Community Development administers the HOPWA fund.

Redevelopment Housing Set-Aside

Prior to February 1, 2012, California Community Redevelopment Law (CRL) required 20 percent of the tax increment generated from a redevelopment project area to be set aside for low and moderate-income housing activities. The unincorporated County had two redevelopment project areas: Upper San Diego River Improvement Project Area and Gillespie Field Redevelopment Project Area.

On February 1, 2012, State law (AB 26) required the dissolution of all California redevelopment agencies. As a result, redevelopment housing set-aside funds are no longer available to generate future affordable housing. Pursuant to the statute, unobligated project area fund balances are required to be submitted to the County Auditor Controller for distribution to affected taxing agencies.

With the dissolution of redevelopment agencies, the County receives additional General Fund revenues from the Redevelopment Property Tax Trust Fund (RPTFF) that would have otherwise been dedicated to affordable housing. These funds are a potential source of revenue that can be used to support the development of affordable housing.

Notice of Funding Availability

The County Department of Housing and Community Development (County HCD) typically issues an annual Notice of Funding Availability (NOFA) to nonprofit organizations, private developers, and other housing and service providers to solicit proposals of affordable housing developments and related service programs. Funds are awarded on a competitive basis. Applicants are assessed for their ability to demonstrate that the funding request is necessary to make the development proposal financially feasible and a strategy for leveraging funds is in place. Whether or not discretionary permits are necessary, applicants submitting proposals involving new construction, acquisition, or change of use must present the proposal to the appropriate Community Planning/Sponsor Group and request their vote on the project, prior to submittal of the

NOFA application. The application must document the Planning/Sponsor Group's response to the presentation and/or vote on the proposal, if one was taken.

The amount of funding available through the NOFA process is based on the unallocated HOME and CDBG funds that become available at the beginning of each year. Prior to issuing the NOFA, CDBG housing funds and HOME funds are allocated to the County's housing rehabilitation programs. Local entitlement funds may also be available through the NOFA.

Other Funding Sources

In addition to the previously mentioned funding sources, there are programs such as the State's Affordable Housing and Sustainable Communities (AHSC) program. The AHSC program is currently one of the largest sources of funding for affordable housing in the and is dedicated to projects that reduce greenhouse gas emissions (GHG). The Veterans Housing and Homelessness Prevention (VHHP) program is also a potential funding source. The VHHP program has released two rounds of funding with additional rounds of funding planned in the future. The state also recently approved the No Place Like Home (NPLH) initiative to prevent and address homelessness. The program framework is currently being developed.

5.3 Opportunities for Energy Conservation

The County adheres to Title 24 of the Uniform Building Code with regarding to energy efficiency requirements. In addition, the County's HOME- and CDBG-funded residential rehabilitation and development programs encourage the use of energy conservation features. Weatherization improvements and installation of energy-efficient systems are eligible activities under the County's rehabilitation assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.

The Global Warming Solutions Act of 2006 requires that the State's global warming emissions be reduced to 1990 levels by 2020. The County offers a Green Building Incentive Program which is designed to promote the use of resource efficient construction materials, water conservation, and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5% reduction in plan check and building permit fees for projects meeting program requirements.

The County's Water Conservation and Landscape Design Manual has been selected by local jurisdictions as a template for a regional Landscape Design Manual aimed at water conservation. The County has also developed a Low Impact Development Handbook which serves as the guidance structure for the development of best management practices to reduce the amount and toxicity of urban runoff from the built environment. The reduction in impervious surfaces and the use of trees, vegetated swales, and rain gardens not only reduce runoff but also save energy by reducing heat.

In addition to the existing programs, new programs will be implemented through the Conservation and Open Space Element.

5.4 Administrative Resources

Various government agencies, nonprofit organizations, and private developers form the institutional structure that delivers housing activities and programs in the unincorporated area. These agencies are involved in the new construction, acquisition, rehabilitation, and preservation of housing, including the preservation of low-cost rental housing at risk of converting to market-rate housing.

San Diego County Agencies

Department of Housing and Community Development

The County Department of Housing and Community Development (County HCD) serves as the lead department for the County of San Diego in implementing the affordable housing programs and activities. The County HCD also serves as the County's Public Housing Agency (PHA) through the Housing Authority of the County of San Diego. Key housing programs administered by the County HCD include:

Rental Housing Assistance Programs:

- Section 8 Housing Choice Vouchers and Preservation Vouchers
- Family Self-Sufficiency
- Shelter + Care
- Housing Opportunities for Persons with AIDS
- Moderate Rehabilitation
- Emancipated Foster Youth
- Family Unification
- Veterans Affairs Supportive Housing (VASH)

Home Repair Loan Program

Public Housing Developments (unless otherwise indicated, properties are outside the unincorporated County in Chula Vista):

- Dorothy Street Manor (22 family units)
- L Street Manor (16 family units)
- Melrose Manor (24 family units)
- Towncenter Manor (59 senior units)
- Las Casitas – Solana Beach (3 family units)
- Firebird Manor – San Marcos (38 family units)

Planning & Development Services

The Planning & Development Services (PDS) is responsible for planning and managing the use of land in the unincorporated County. Specifically, PDS is responsible for reviewing and processing development applications, including residential development proposals. Development incentives offered by PDS to facilitate housing development, particularly housing for low- and moderate-income households and households with special needs, include:

- Density bonus
- Expediting permits for lower-income housing
- Farmworker housing fee waiver
- Permitting of second units
- Permitting of mobile/manufactured homes

Health and Human Services Agency

Key housing-related services and programs offered by the Health and Human Services agency include:

- Foster Home Services
- Homeless Support Services
- Office of AIDS Coordination

Nonprofit Organizations

The County will assist nonprofit organizations that may have an interest in constructing affordable housing or acquiring/rehabilitating at-risk housing developments. The County partners with nonprofits that have both the legal and managerial capacity to develop, acquire, or rehabilitate affordable housing.

5.5 Sites Inventory

As previously discussed, a parcel-specific Sites Inventory and supporting maps, documenting site location and environmental constraints, are provided in Appendix H1.

6 Review of Accomplishments During Previous Cycle

6.1 Purpose of Review

State law (California Government Code section 65588(a)) requires that each jurisdiction review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal

- The effectiveness of the housing element in attainment of the community's housing goals and objectives
- The progress in implementation of the housing element

According to the California Department of Housing and Community Development (HCD), the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible, but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was actually achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from results of the previous element.

6.2 Review of Housing Element Implementation Programs

The General Plan goals and policies are carried out through an Implementation Plan which consists of implementation measures/programs. The Housing Element action programs are a part of the Implementation Plan. While PDS is the lead for most of these implementation measures, the County's Housing and Community Development Department (County HCD) is a major partner in providing programs that promote and assist affordable housing. County HCD provides financial assistance for subsidized housing developments in the unincorporated County as well as in the incorporated cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. The Department refers to this service area as the Urban County. It also serves as the Housing Authority for the unincorporated County and thirteen of the eighteen cities in San Diego County. The County HCD is funded by federal programs rather than by the County's general fund, and therefore its ability to act is limited within the scope of the federal funding programs.

Table 6-1 documents the County of San Diego's achievements since the 2013 Housing Element update and contains recommendations for program changes to address current and projected needs.

6.3 Review of RHNA Goals

For the previous housing cycle, the County unincorporated area was allocated 12,358 housing units as its share of the regional housing need. This regional share was distributed into the four income categories as follows:

- Very Low Income (50 percent AMI)—2,476 units (20 percent)
- Low Income (51-80 percent AMI)—1,881 units (15 percent)

- Moderate Income (81-120 percent AMI)—2,336 units (19 percent)
- Above Moderate Income (120+ percent AMI)—5,666 (46 percent)

Between July 1, 2005 and December 31, 2011, 8,921 new units were constructed in the County unincorporated area (see Table 6-2). This includes three projects with affordable housing (Table 6-3). While the County met 72 percent of its RHNA in terms of overall construction, the RHNA achievements were lower by income level. Specifically, the County met 3 percent of its very low income RHNA, 18 percent of the low income RHNA, 24 percent of the moderate income RHNA, and 140 percent of the above moderate income RHNA.

7 General Plan Consistency

The Housing Element affects the County's policies for growth and residential land uses. Among other things, the Housing Element establishes the County's housing goals, policies and objectives, identifies sites for new construction and addresses governmental constraints. The goals, policies and objectives of an updated Housing Element must be reviewed in the context of the land-use, circulation, open space elements, zoning, and other applicable plans such as the Capital Improvement Plan. This review is required to ensure that the General Plan is "internally consistent" meaning any and all conflicts between General Plan elements must be acknowledged and resolved.

The current update of the Housing Element has included a review of goals, policies and objectives in the General Plan and the review of other applicable elements and plans, to ensure overall internal consistency. The current Housing Element update did not identify any necessary programs or actions that need to be included in the Implementation Plan for internal consistency. Based on this analysis the County finds that the Housing Element update has been completed in compliance with Government Code Section 63500.5 and that the Implementation Plan includes programs to achieve community goals in accordance with Government Code Section 65583.c.7.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1	**Community Development**		
3.1.1	**Regional Housing Needs**		
3.1.1.A	Residential Sites Inventory	Develop and 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.	A new GIS Mapping Application was launched in late 2012 that is available to both staff and members of the public. This application includes a layer identifying parcels identified on the Residential Sites Inventory. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan. The GIS application will need to be revised to incorporate the 2017 Housing Element Update of the 5th revision sites.
3.1.1.B	Project Review for Inventory Sites	Revise and implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory (Completed).	The GIS mapping application identifies parcels included on the Sites Inventory. Planners use this source when conducting preliminary analysis of a development application. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan, but has been modified to implement, rather than revise and implement the procedures.
3.1.1.C	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Amend Zoning Ordinance for consistency with the General Plan Update and to meet the County's Regional Housing Needs Assessment (RHNA).	Concurrent with the General Plan Update, the Zoning Ordinance was amended to be consist with General Plan land use map changes. This same map and zoning is the basis for the residential sites inventory for this 2017 Housing Element Update of the 5th revision to the Housing Element. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.C because it is an ongoing requirement for General Plan Amendments that change the land use designation.
3.1.1.D	Publicly Available Sites Inventory	Create a publicly available inventory of residential sites adequate to accommodate the RHNA of 12,358 units (2,476 very low, 1,881 low, 2,336 moderate, and 5,666 above moderate income) for the 2005 - 2010 Housing Element cycle.	Concurrent with the fifth revision to the Housing Element, an inventory of residential sites was prepared to accommodate a RHNA with 2,085 Very Low, 1,585 Low and 5,864 Moderate units for the 2010 to 2020 Housing Element cycle. **Continued Appropriateness:** This objective has been modified to emphasize making the inventory "publically available".
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	This program is included in the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.E.
3.1.1.F	Constraints to development in standards and guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.F.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.1.G	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2(h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle.	This measure turned out to be unnecessary because the Housing Element was adopted and certified by State HCD within the timeframe of the last planning period. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.G in case the 2017 Housing Element Update of the 5th revision of the Housing Element does not meet the required deadlines.
3.1.1.H	Regional Housing Needs Assessment for next Housing Element cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	This measure was completed. The County was allocated 22,412 units for the planning period of fifth revision of the Housing Element. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.H in anticipation of the sixth revision to the Housing Element.
3.1.1.I	Housing Element Update	Review and revise goals and policies. Analyze success of Housing Element implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated Housing Element.	This continues to be an ongoing action. The success of the Housing Element implementation programs is analyzed in the 2017 Housing Element Update. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.I.
3.1.1.J	Residential Sites Inventory Analysis	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.	This action has been completed with 2017 Housing Element Update where sufficient sites were identified to meet the County's housing needs for the planning period. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.J.
3.1.1.K	Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	Sites identified in the 5th cycle Housing Element update are currently shown in the GIS layer. This layer will be updated to reflect the sites from the 2017 Housing Element Update **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.1.K.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.2	**Village Development**		
3.1.2.A	Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	The following actions have been completed to facilitate development in transit nodes: 1. Form-based codes were adopted for Ramona Village and Alpine Town Center. These codes enable development applications to process through an administrative permit. 2. The Transportation Impact Fee Ordinance (TIF) was updated and impact fees are discounted in village core areas. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.A
3.1.2.B	Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	PDS is partnering with the Urban Land Institute (ULI) and local universities in a Healthy Places Student Competition to develop designs for projects in the Buena Creek Sprinter Station area based on ULI's 10 Healthy Places Principles. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.B.
3.1.2.C	Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers.	In July 2014, the County adopted Form Based Codes for the Ramona Village and Alpine Town Center to enable development applications to process through an administrative permit and facilitate development in the villages. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.C.
3.1.2.D	Legislation for Workforce and Affordable Housing	Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	County PDS coordinates with the County's Office of Strategic and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.7.B.
3.1.2.E	Achievement of Maximum Density	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. Any revisions will be made with a rezone.	PDS has begun tracking development projects to determine how well they are meeting the development potential based on the assigned General Plan density. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.E.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.2.F	Multi-Family Housing Design Guidelines	Obtain funding and develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	In May 2012 Residential Design Guidelines were prepared that included guidelines for multifamily housing in single family neighborhoods. Additional design guidelines for multifamily housing is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.F.
3.1.2.G	Multi-Family Housing on Lower Density Designated Lands	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 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 consistent with Multi-Family Housing Design Guidelines.	This program was not completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.G.
3.1.2.H	Amenities in Large Developments	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.	This program was not completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.H.
3.1.2.I	Redevelopment Districts	Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved. **Continued Appropriateness:** This program should be removed from the General Plan Implementation Plan because this is considered a fluid document updated to conform to changing circumstances.
3.1.2.J	Facilitating Revitalization	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.	This program was not completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.2.J.
3.1.3	**Maximum Development Yield in Villages**		

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.3.A	80 Percent Gross Density	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.	The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. Potential changes will be evaluated if minimum gross densities are not achieved. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.3.A.
3.1.3.B	Multi-Family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobilehome (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	The building types allowed by zoning were revised with the General Plan update to ensure that properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.3.B.
3.1.3.C	Smaller Single-family Lots	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.	In July 2014, the County adopted Form Based Codes for the Ramona Village and Alpine Town Center to permit appropriately sized single-family development that complements the community character. PDS staff conducts outreach with affected communities when smaller single-family lots are proposed by discretionary development applications within Villages. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.3.C.
3.1.4	**Efficient Development Patterns**		
3.1.4.A	Decouple Minimum Lot Size from Density	Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.	This measure was completed with the General Plan Update adopted in August 2011. **Continued Appropriateness:** As this program was completed it is no longer appropriate to include it in the fifth revision to the Housing Element.
3.1.4.B	Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources.	This program was completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.4.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Facilitate compact development patterns and smaller lots by establishing a set of minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands.	Completed. On May 2, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. **Continued Appropriateness:** This preparation of this document has been completed; therefore, the program included it in the fifth revision to the Housing Element is to implement these guidelines.
3.1.5	**Second Unit and Accessory Apartments**		
3.1.5.A	Second Unit Construction	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.	Changes in the permitting process were instituted April 2009. During 2015, 25 Second Unit permits were issued.The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf **Continued Appropriateness:** As this program was completed it will be included in the fifth revision to the Housing Element as an ongoing action.
3.1.5.B	Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Revisions were completed April 2009 and permitting procedures are currently being implemented. **Continued Appropriateness:** As this program was completed it will be included in the fifth revision to the Housing Element as an ongoing action.
3.1.5.C	Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Revisions were completed to facilitate the development of second dwelling units. **Continued Appropriateness:** As this program was completed it will be included in the fifth revision to the Housing Element as an ongoing action.
3.1.6	**Mobile and Manufactured Homes**		
3.1.6.A	Mobile/Manufactured Homes	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.	This is an ongoing pursuit of a yearly goal. Single mobile homes are a by-right use on lot zoned for single family residential use.During 2015, a total of 143 permits were issued, 28 of which were for units on permanent foundations. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.6.A.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.6.B	Mobile Home Park Lots	To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be converted to condominium lots in individual mobile home park lots, even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. These changes would bring the County into compliance with State law to remove occupancy restrictions so that residents can become permanent owners.	The issue was addressed in revisions to the County's Subdivision Ordinance. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.6.B.
3.1.6.C	Mobile Home Park	Review time restrictions on Special Occupancy Permits (Mobile Home Parks), as requested, to allow for increased or removed time restrictions when processing major use permits.	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.6.C.
3.1.7	**Energy Conservation**		
3.1.7.A	Energy Efficiency Improvements	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.	HCD offers the Home Repair Loan Program, a residential rehabilitation program, that provide low-interest loans to eligible homeowners for home improvements. Homeowners are encouraged to utilize the funding in energy efficiency improvements such as installation of double-pane windows and doors, low-flush toilets, etc. In 2015, 33 qualified homeowners recieved low-interest loans or grants for home improvements. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.A.
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME and CDBG-funded residential rehabilitation and development programs.	In 2015, 33 qualified homeowners were assisted through the Home Repair Loan Program. Homeowners were encouraged to use funds for energy conservation improvements. Developers are also encouraged to include energy efficient features in all affordable housing development projects. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.B.
3.1.7.C	Build Green 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 energy efficiency in new and remodeled residential and commercial buildings.	In 2015, the County issued 8 permits as part of its Green Building Incentive Program, which is designed to promote the use of resource-efficient construction materials, water conservation and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5% reduction in plan check and building permit fees for projects meeting program requirements. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.C.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.1.7.D	Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	PDS continues to implement its Landscape Ordinance that requires new single family residential projects to conserve water in landscaping by establishing and adhering to water budgets, and using recycled water, where available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.D.
3.1.7.E	Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	The County continues to implement its Low Impact Development Standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.E.
3.1.7.F	SDG&E Conservation Programs	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.	PDS maintains an Energy Efficiency Standards web page, along with an information display in its lobby. http://www.sdcounty.ca.gov/pds/bldg/energy-stds.html **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.F.
3.1.7.G	Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	On April 8th the Board of Supervisors amended County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems. In 2015, 8,047 residential roof-mounted solar photo voltaic were approved, a 59% increase over the number of permits approved in 2014. The increase in permits issued is greatly attributable to the on-line permitting process established in 2013. HCD continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.G.
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	This program is partially complete. All new construction is required to create landscape water budgets to ensure that new construction uses the latest irrigation technology to conserve water. The feasibility of an amendment of the County's Green Building Incentive Program to expand the incentive for water conservation via gray water systems and to include other water conservation measures such as low-flow fixtures is currently being evaluated. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.1.7.H.
3.2	**Lower Income Housing Development**		
3.2.1	**Density Bonus Incentives**		

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.2.1.A	Density Bonus for Senior Housing	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.	Continue to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.1.A.
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units between 2005 and by 2010.	HCD staff works with developers with density bonus permits to execute development agreements to ensure long term affordability restrictions on units earmarked for affordable housing. Information about the Density Bonus Program is included on the County HCD and PDS websites. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.1.B.
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance	The Housing Coordinator is responsible for reviewing local density bonus provisions on an annual basis to ensure compliance with state law. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.1.C.
3.2.2	**Affordable Housing Resources**		
3.2.2.A	State and Federal Funding Opportunities	Explore funding opportunities available at the state and federal levels.	County HCD received federal entitlement grant funding for housing opportunities: $3,631,629 in Community Development Block Grant (CDBG) funds, $2,169,331 in Home Investment Partnerships (HOME) funds, $320,225 in Emergency Solutions Grant (ESG) funds, and $2,826,474 in Housing Opportunities for People With Aids (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region. In 2014, HCD was awarded $1.5 million in State CalHome funds for its first time homebuyer program. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.2.A.
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Developers are encouraged through HCD's Notice of Funding Availability (NOFA) process to leverage other funding sources, such as private equity loans from lending institutions; funds from federal, state or local programs, such as Low-Income Housing Tax Credits, Tax- Exempt Multi-family Housing Revenue Bonds, the U.S. Department of Housing and Urban Development's (HUD) Senior Preservation Rental Assistance Contracts; or the State of California's Multi-family Housing Program, Affordable Housing and Sustainable Communities Program or Veteran Housing and Homeless Prevention Program. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.2.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an updated inventory of surplus sites suitable for affordable housing development.	Prior to being declared surplus and available for sale or lease, information regarding any County-owned properties being considered for a surplus declaration is routed to all County departments to determine if there are any County uses for the property. PDS, HCD and other relevant departments use this information to conduct their evaluation of affordable housing suitability. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.2.C.
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	Information regarding County-owned property considered for a surplus declaration was routed to all County departments to identify any possible County uses for the property. PDS, HCD and other relevant County departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.2.D.
3.2.2.E	Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	This is not something that the County is set up to do. **Continued Appropriateness:** This program will be changed to assist affordable housing developers when seeking grant funding for the provision of new infrastructure.
3.2.3	**Rental Assistance**		
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low and very low-income households. These vouchers are not restricted to specific jurisdictions.	The County Housing Authority continues to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2015, 1,525 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.3.A.
3.2.3.B	Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	The County Housing Authority administers six Tenant Based Rental Assistance (TBRA) programs, with a total of 250 participants annually, using HOME, HOPWA, Shelter Plus Care, and Redevelopment Housing Set Aside funds. Twentynine (29) TBRA vouchers were used in the unincorporated area. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.3.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	The County HCD conducts landlord/owner workshops four times per fiscal year. County HCD began developing a Landlord Liaison program and working with the 25 Cities effort and the Veterans Administration to outreach and to inform landlords, property owners and managers about the Housing Choice Voucher program. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.3.C.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.2.4	**Mortgage Credit Certificates**		
3.2.4.A	Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2005 and 2010 in the unincorporated area.	Qualified homebuyers obtain Mortgage Credit Certificates (MCC) through the California Housing Finance Agency (CalHFA). CalHFA issued 40 MCC's in 2015. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.4.A.
3.2.5	**Down Payment and Closing Cost Assistance**		
3.2.5.A	Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	The County now offers reimbursement to individuals that attend any HUD approved homebuyer counselor sessions if they become homeowners under the County's DCCA (first time homebuyer) program. A total of 67 persons received counseling/orientation in 2015. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.5.A.
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between 2005 and 2010 in the unincorporated area.	Between 2010 and 2015, a total of 80 low-income households were assisted in the unincorporated area. Forty-sevent (47) households were assisted in 2015 through the County's First Time Homebuyer Assistance Program, which is a 42 percent increase over the number assisted during the entire five year period from 2010 to 2014. In December 2014, County HCD collaborated with partner agencies in the region to implemented a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.5.B.
3.2.6	**Housing Resources Directory**		
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	The County HCD continues to update biannually and maintain a Housing Resource Directory on the County's website at http://www.sdcounty.ca.gov/sdhcd/docs/housing_resource.pdf. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.2.6.A.
3.3	**Special Needs Housing**		
3.3.1	**Shared Housing**		

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.3.1.A	Shared Housing Programs	Implement Procedures to offer the shared housing programs.	In June 2015, HCD met with a shared housing service provider and discussed the potential for a home share program. Program design, estimated outcomes, and a request for funding proposals have not been received by County HCD. HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. **Continued Appropriateness:** In the fifth revision to the Housing Element this program has been revised to investigate any opportunities for shared housing programs.
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs with the objective of matching 100 households between 2005 and 2010 in the unincorporated area.	County HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities in 2015. **Continued Appropriateness:** In the fifth revision to the Housing Element this objective has been removed due to the circumstances identified above.
3.3.2	**Continuum of Care for the Homeless**		
3.3.2.A	Continuum of Care (COC) Program Funding	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 for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	The Regional Continuum of Care Council (RCCC) applied for $19,015,245 in federal funds for homeless housing projects and planning activities in 2015. As part of the application, County HCD applied for $1,836,504 to support permanent supportive housing beds. In 2015, 55 shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.2.A will be re-titled "Continuum of Care Program".
3.3.3	**Farmworker Housing**		
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	The County HCD does not actively participate in the implementation of this program. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.3.A in case funding opportunities improve in the future.
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County website.	Guidelines for providing farmworker housing are available through the PDS public counters and on its web site: http://www.sdcounty.ca.gov/pds/advance/FEH_auth_proc_PDS390.pdf. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.3.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.3.3.C	Permit Process Streamlining	Streamline and implement the permit process procedures for farmworker housing, including by identifying a single point of contact to respond to farmworker housing inquires. and incorporating provisions into the Revise and implement Zoning Ordinance to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right." Including the goal of achieving six farmworker housing units per year.	There was one farm employee housing permit issued in 2015. This low number is not due to a lack of streamlined procedures. PDS streamlined the farmworker housing process by creating a single point of contact and consolidating processing requirements. The County also offers a fee waiver program; however, CDBG funding to support the program has not been available. **Continued Appropriateness:** This program has been revised in the fifth revision to the Housing Element to implement, rather than streamline the procedures.
3.3.4	**Development Standards for Housing for Seniors and Persons with Disabilities**		
3.3.4.A	Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.4.A.
3.3.4.B	Senior and Disabled Person Housing	Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.4.B.
3.3.4.C	Parking for Senior and Disabled-Person Housing	When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.	PDS continues to implement parking regulations in the Zoning Ordinance for senior housings, as amended in 2013 providing a separate category for senior housing. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.3.4.C, but has been revised as an ongoing measure.
3.4	**Housing Preservation**		
3.4.1	**Preservation of At-Risk Housing**		
3.4.1.A	At-Risk Housing Projects	On an annual basis, update the status of at-risk housing projects assisted by the County HCD.	In 2015, one Notice of Funding Availability (NOFA) was released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.1.A.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.4.1.B	Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	County HCD continues to update their affordable housing list with interested nonprofits. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.1.B.
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	In 2008, the County HCD issued 44 preservation vouchers to families who were residing at Turnagain Arms apartment complex in Fallbrook. No new preservation vouchers were issued in 2015 in the unincorporated area. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.1.C.
3.4.2	**Single-Family Residential Rehabilitation**		
3.4.2.A	Single-Family Housing Upgrade Goal	Preserve and upgrade 250 single-family units and mobile homes between 2005 and 2010 in the unincorporated County.	Between 2010 and 2015, a total of 98 housing units were upgraded in the unincorporated area (30 in 2015). The County is on track to meet this objective. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.2A.
3.4.3	**Multi-Family Residential Rehabilitation**		
3.4.3.A	Multi-Family Housing Upgrade Goal	Preserve and upgrade 300 multi-family units between 2005 and 2010 in the unincorporated County.	Between 2010 and 2015, a total of 146 multi-family units were funded for construction/acquisition/rehabilitation. In 2015, County HCD issued Notice of Funding Availability (NOFAs) for $2.3 million for affordable housing developments. The County is on track to meet this objective. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.3.A.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.4.4	**Neighborhood Cleanup and Revitalization**		
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2005 and 2010 in the unincorporated County.	Each year, through the CDBG application process, the County HCD provides funding to sponsor neighborhood clean-up programs. Between 2010 and 2015, County HCD funded a total of eight (8) Community Clean-Up events. The County has met this objective. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.4.A.
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	The County HCD works with non-profit organizations and other public agencies to conduct community outreach meetings in the Urban County area. Specifically, the County HCD periodically hosts CDBG and HOME participating city meetings and attends Fair Housing Resources Board meetings. Annual community outreach meetings are held to solicit applications for community improvements and affordable housing projects. HCD also maintains a NOFA information list of 3,127 contacts and Annual Funding Plan interest list of approximately 200 contacts. In addition, 12 Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings are held during the year to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. HIV Housing Committee meetings are held at least six times a year. In addition, CDBG funds were used for staff costs to administer revitalization committees in five unincorporated areas of the County: Alpine, Lakeside, Ramona, Spring Valley, and the rural southeasterly "Backcountry" area. County HCD facilitated two revitalization committee meetings per year in each community. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.4.B.
3.4.5	**Reasonable Accommodation**		

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.4.5.A	Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.5.A, but has been revised to establish ministerial procedures rather than a variance.
3.4.5.B	Reasonable Accommodation	Make information on Reasonable Accommodation available to the public.	Reasonable accommodation is currently handled on a case-by-case basis. Reasonable Accommodation information is available to the public via the County of San Diego web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.5.B.
3.4.6	**Emergency Shelters and Transitional Housing**		
3.4.6.A	Emergency Shelters	Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, which added the provision of emergency shelters and established zones where they are allowed by-right in the Use Regulations M50, M52, M54, and M58. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.6.A.
3.4.6.B	Definition in Zoning Ordinance	Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.6.B.
3.4.6.C	Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	This information is being made available to the public on the PDS web site: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.6.C.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.4.7	**Expedited Processing**		
3.4.7.A	Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Board Policy A-68 establishes expedited permit processing for affordable housing projects. The revision of Departmental processing procedures for privately-initiated development projects to expedite the processing of affordable housing costs is included in the PDS Advance Planning work program for accomplishment when staff and resources become available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.A.
3.4.7.B	Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.B.
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	PDS emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B above. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.C.
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.D.
3.4.7.E	Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	PDS continues to implement changes identified in the BPR study, which includes utilizing CEQA Guidelines for Determining Significance when reviewing projects. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.E.
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.D.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.4.7.G	Streamline Regulations	Collaborate with building industry representatives and when necessary and appropriate revise regulations to be less costly and unnecessarily onerous. The collaboration is 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.	The County meets with building industry representatives on a regular basis. Over the past year a red tape task force was formed, which resulted in several changes to streamline development regulations. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.7.G.
3.4.7.H	Ministerial Design Review Procedures	Establish a design review compliance checklist that provide a level of transparency so that applicants will know exactly what is needed in order to secure approval of their permit.	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review. **Continued Appropriateness**: This program has been added to the fifth revision Housing Element Update.
3.4.8	**Housing Stock Conditions**		
3.4.8.A	Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	The Housing Coordinator will work with other County departments to consolidate information on substandard housing. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.4.8.A.
3.5	**Community Outreach**		
3.5.1	**Public Outreach**		
3.5.1.A	Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for benefits of affordable housing.	The County HCD continues to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Specifically, the County HCD hosts HIV Housing Committee meetings throughout the year. Regional Continuum of Care Council meetings are held monthly to identify gaps in homeless services. Landlord/owner workshops are held four times per fiscal year in order to increase landlord/owner participation in subsidized housing. Occasionally, presentation about Housing is conducted to groups of students at San Diego City College. The County HCD expands community outreach by providing Housing information, Section 8 waiting list applications and Housing Resource Directory at the Project Homeless Connect event. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.1.A.
3.5.1.B	Notification of Funding Opportunities	Notify developers when funding is available.	The County HCD posts the Notices of Funding Availability (NOFA) in the County website to allow interested parties to apply for HOME or CDBG funds. NOFA opportunities are shared with the San Diego Housing Federation, Corporation for Supportive Housing and other housing industry groups. An email blast notification of available NOFA is sent to all parties from the NOFA interest list. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.1.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.1.C	Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	The County HCD typically conducts an average of ten community outreach meetings per year in the Urban County area (including the unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach). Starting in 2009, webinar was added as an additional avenue for citizens to view our community meeting presentations. In 2012, County HCD had streamlined the community meeting presentation by reducing it to four sessions and one webinar, which is posted in the County website at http://www.sdcounty.ca.gov/sdhcd/organizations/cdbg_applications.html. The meetings are held to solicit applications for community improvements and affordable housing projects. 12 Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings are held during the year to prepare the annual Continuum of Care Program application, prioritize projects and develop the region's vision for ending homelessness. County HCD also funds a Safe Housing Coordinator position, staffs the HIV Housing Committee, and maintains a Housing Resource Directory on the County's website at http://www.sdcounty.ca.gov/sdhcd/docs/housing_resource.pdf. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.1.C.
3.5.1.D	Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.1.D.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.2	**Fair Housing Services**		
3.5.2.A	Fair Housing Resource Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	The County HCD provides funding support for fair housing services and participates in events organized by fair housing service providers. The County HCD also participates in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.2.A.
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	Annual funding is allocated to support fair housing and tenant/landlord services of the contractor, North County Lifeline, in collaboration with Center for Social Advocacy and South Bay Community Services. As part of the scope of the contract, the Contractor conducts fair housing testings in the San Diego Urban County based on criteria as directed by the County HCD. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.2.B.
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and its website.	Creating Equal Opportunity for Every Community posters are prominently displayed in the HCD lobby. The County HCD website includes a link to the Fair Housing and Equal Opportunity website that contains a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. Annual educational event is held during the Fair Housing Month which is specifically designed for San Diego housing providers. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.2.C.
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	The County participated in preparation of the Regional Analysis of Impediments (AI) to Fair Housing Choice.County HCD participated with their regional partners in the funding, creation and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice. The AI was adopted in June 2015. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.2.D.
3.5.3	**Coordination and Implementation**		
3.5.3.A	Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies.	PDS has assigned a housing coordinator as a collateral duty responsible for overseeing implementation of the Housing Element. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.3.A.
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	The PDS housing coordinator is responsible for facilitating interdepartmental efforts. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.3.B.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.4	**Implementation Progress Monitoring**		
3.5.4.A	Annual Report to State HCD	Prepare annual report to State HCD on the implementation of the Housing Element.	The PDS housing coordinator is responsible for submitting the annual report to State HCD on implementation of the Housing Element each year prior to April 1. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.4.A.
3.5.4.B	Review Land Use Issues	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.	The PDS housing coordinator is responsible for meeting with County HCD on a regular basis to discuss land use issues. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.4.B.
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	The Building Division maintains data and is able to develop reports to provide the appropriate for the annual report. The Housing Coordinator is investigating ways of tracking additional information. In 2015, the permit tracking process was expanded to track building permits according to community planning areas. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.4.C.
3.5.4.D	Computerized Monitoring System	Develop a 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. (In Process)	The County implemented a new tracking system (Accela) at the end of 2012 and will track whether land development projects included on the Housing Element Sites Inventory. **Continued Appropriateness:** This program has been revised in the fifth revision to the Housing Element to implement, rather than develop, the tracking system.
3.5.4.E	Building Permit Tracking System	Modify the building permit tracking system (KIVA) to allow for tracking of condominium conversion and housing construction by type, tenure, and potential affordability. (In Process)	The County implemented a new tracking system (Accela) at the end of 2012. This system currently tracks projects by building type and will be enhanced to also track condominium conversions. **Continued Appropriateness:** This program has been revised in the fifth revision to the Housing Element to implement, rather than develop, track information that is readily available to the permitting agency.
3.5.4.F	Data Collection Systems	Use the modified PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	The Building Division maintains data and is able to develop reports to provide the appropriate for the annual report. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.4.F.
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element	The Housing Coordinator participated in the project to streamline design review guidelines and during that process was responsible for ensuring their consistency with the Housing Element. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.4.G.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.5	**Provision of Sewer and Water for Affordable Housing**		
3.5.5.A	Information on Sites	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.	All water and sewer districts serving the unincorporated county participated in the review of the General Plan Update and provided comments concerning there ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code. Copies of the General Plan are now available on the County's web site and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.5.A.
3.5.6	**Support Improvements to Fire Protection Capacity**		
3.5.6.A	Ignition Resistive Construction Standards	Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events. Two San Diego County Fire Authority staff members serve on the National Fire Protection Association (NFPA) Technical Committee on Wildland and Rural Fire Protection. The national technical committee met in 2015 to begin revising the next edition of NFPA Standard 1144 Reducing Structure Ignition Hazards from Wildland Fire. The County staff members promoted revisions to the NFPA 1144 to make the ignition-resistive standards of the County and State to become national standards for building within the Wildland-Urban Interface. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.6.A.
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	In 2012, a copy of the General Plan was provided to all fire protection districts required to provide service to developments within the unincorporated County. **Continued Appropriateness:** This program has been completed and has been removed from the Implementation Plan prepared for the fifth revision of the Housing Element.
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, is inadequate to support taller structures. Additional funding is required for fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.6.C.
3.5.7	**Future Legislation**		

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.7.A	Housing Legislation Revision	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.	The Housing Coordinator reviews pending housing legislation and coordinates with SANDAG and the State on any proposed changes, when applicable. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.8.A.
3.5.7.B	Funding for Workforce and Affordable Housing	Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	The Housing Coordinator coordinates with County's Office of Strategic and Intergovernmental Affairs in the review of legislation to help improve the County's ability to obtain funding for workforce and affordable housing. **Continued Appropriateness:** This program is a duplicate of 3.1.2.D. and has been deleted from the Implementation Plan prepared for the fifth revision of the Housing Element Update.

Table 6-1 Program Accomplishments: 2005 - 2015

Program Number	Name of Program	Objective	Accomplishments
3.5.8	**Training and Procedures for Staff**		
3.5.8.A	Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings.	The Housing Coordinator attends Project Planning staff meeting to discuss procedures for development applications that are on the Sites Inventory. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.8.A.
3.5.8.B	Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	Conducting a workshop with the Planning Commission on Housing Element policies and programs is included in the PDS Advance Planning workplan and will be accomplished when staff resources are available. **Continued Appropriateness:** This program remains in the General Plan Implementation Plan as measure 3.5.8.B.

Table 6-2 Housing Units Built between July 1, 2005 and December 31, 2011 by Affordability Level			
Housing Type	*Units Built*	*Affordability Level*	*Explanation*
Second Dwelling Units	235	Low: 235	Neither State law nor the County's Second Unit Ordinance requires second units be rented. Therefore, no rental information is collected as part of the Count's second unit permitting process. However, according to for-rent listings for comparable units such as cottages and guesthouses, second units in the County unincorporated area are renting at rates affordable to low income households. Cottages and guesthouses are used as comparables because "second unit" is a technical planning term, which is rarely used in rental listings.
Mobile Homes (Private Lots)	649	Moderate: 252 Above Moderate: 397	The actual prices of these units at the time of completion are no longer available because many units have been resold. The County Assessor's Office does not maintain historical sales prices on homes, only the most recent sales prices based on real estate transactions. A random sample of 49 sales records for mobile homes at Campo Hills was reviewed in 2006: 27 percent qualified for moderate income while 73 percent were considered above moderate income. By 2009, prices on all homes dropped substantially but fewer units were being built. Mobile homes permitted after 2008 were considered affordable to moderate income households.
Accessory Apartments	4	Low: 4	Accessory apartments are small units. Based on rental rates for cottages and guesthouses, these accessory units are assigned to the low income category.
Farmworker Housing	34	Very Low: 34	These units were permitted as farmworker housing under the County's permitting process. They are affordable to farmworkers whose incomes typically fall within the extremely low to very low income categories.
Apartments	432	Very Low: 50 Low: 94 Moderate: 288	A total of 432 apartment units were constructed since July 1, 2005 including 50 very low income, 94 low income, and 288 moderate income units that were deed-restricted for long-term affordability.
Condos	1,584	Above Moderate: 1,584	In 2006, condominiums at market rate were not affordable to lower or moderate income households. Therefore the 1,584 condominium units were assumed to be affordable only to above moderate income households.
Duplexes	172	Above Moderate: 172	Duplexes, either for rent or for sale, are most likely to be affordable only to above moderate income households, based on rental rates and sales data for single-family homes and condominiums/townhomes.
Triplex/Quadplex	18	Moderate: 18	Triplexes and quadplexes are typically used as rentals. Based on rental rates in the unincorporated area rental units at market rate are affordable to moderate income households.

Table 6-2 Housing Units Built between July 1, 2005 and December 31, 2011 by Affordability Level			
Housing Type	*Units Built*	*Affordability Level*	*Explanation*
Single-Family Homes	5,793	Above Moderate: 5,793	Given the sales prices of single-family (excluding manufactured) homes, market rate single-family homes were not considered affordable to lower or moderate income households.
Total	*8,921*	*Very Low: 84* *Low: 333* *Moderate: 558* *Above Moderate: 7,946*	

Table 6-3 Affordable Housing Constructed between July 1, 2005 and December 31, 2011						
Project	*Date of Completion*	*Tenure*	*Total Units*	*Affordable Units*		
				Very Low	*Low*	*Moderate*
Apartments						
Silversage	2010	Rental	80	7	72	1
Springbrook	2010	Rental	44	43	1	
Dove Canyon/4S Ranch	2005-2008	Rental	308		21	287
Total			*432*	*50*	*94*	*288*