



Appendix 6-D:
Review of
Accomplishments
During Previous Cycle



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

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PURPOSE OF REVIEW

State law (California Government Code Section 65588(a)) requires 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 State 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.

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, HCDS is a major partner in providing programs that promote and assist affordable housing. HCDS 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. PDS refers to this service area as the Urban County. HCDS also serves as the housing authority for the unincorporated County and 13 of the 18 cities in the County. HCDS 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-D-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.



EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

Many HCDS programs serve special needs populations. The County's federal HUD entitlement programs (CDBG, HOME, ESG, and HOPWA) all serve special needs populations either to comply with federal regulations (i.e., HOPWA and ESG) or due to local program design (i.e., HOME TBRAs for special needs groups and CDBG funding allocated to the Home Repair program that serves a large number of seniors each year). Additionally, state funding HCDS receives, such as State ESG and No Place Like Home (NPLH), target special needs groups: homeless/at risk of homelessness and homeless/at risk with a serious mental illness respectively.

In March 2020, the County issued a Notice of Funding Availability (NOFA) to facilitate construction, acquisition, rehabilitation and/or loan repayment of affordable multi-family rental housing and/or transitional housing for extremely low-, very low-, and low-income households by providing gap financing with funding from the Innovative Housing Trust Fund (IHTF). The NOFA provides preferential consideration for affordable housing that serves a special needs group identified in the County's Consolidated Plan (elderly, disabled, large households, female-headed households, and homeless, etc.).

Different programs managed by HCDS have different geographic coverage and data specific to the unincorporated areas is not available. In the future, HCDS will consider tracking accomplishment records by participating jurisdiction. The following are some representative accomplishments:

- Housing Choice Vouchers and Special Tenant-Based Rental Assistance. Of the 10,577 persons assisted by the various rent subsidy programs:⁵⁴
 - 4,578 were seniors aged 65+
 - 6,348 were persons with disabilities
 - 366 were persons with severe mental illness
 - 27 were persons with substance abuse issues
 - 84 persons with HIV/AIDS
 - 10 persons were at-risk and transition-aged youth
 - 1,192 were homeless/chronically homeless
 - 734 were veterans

⁵⁴ A person can fall into multiple categories. The unduplicated count is 7,713 vouchers for special needs groups.



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- Home Repair:
 - 318 households in the unincorporated areas assisted with Home Repair loans and grants between 2010 and 2020. A significant portion of the assisted households are seniors.

HOPWA (Housing Opportunities for Persons with AIDS) funds are dedicated to benefit this special needs group. Funds are managed by the City of San Diego and benefit persons with HIV/AIDS throughout the County. The County HCDS receives HOPWA funds to operate the Tenant-Based Rental Assistance that benefitted 80 households and provide resource identification services for eligible persons.



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Table 6-D-1: Housing Element Program Accomplishments: 2013-2020

Program Number	Name of Program	Objective	Accomplishments
3.0	Housing		
3.1	Community Development		
3.1.1	Regional Housing Needs		
3.1.1.A	Residential Sites Inventory	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.	<p>A new updated GIS mapping application launched in late 2012, available to both staff and members of the public, which identifies parcels included in the Housing Element Residential Sites Inventory. The County also developed a Housing Production and Capacity Portal (https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html) that tracks construction and remaining capacity for residential development.</p> <p>Continued Appropriateness: Modified</p> <p><i>This program is updated to reflect the new 6th Cycle RHNA. A separate program (3.1.1.G in 6th Cycle HE) focuses on modifying the existing GIS application to accurately track developments on Housing Element RHNA sites for RHNA progress and SB 166 No Net Loss requirements.</i></p>
3.1.1.B	Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	<p>The updated GIS mapping application identifies parcels included on the Sites Inventory. Procedures for planners reviewing discretionary project applications include the use of the GIS mapping application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.</p> <p>Continued Appropriateness: Modified</p> <p><i>Using the GIS application to monitor development on Housing Element RHNA sites should not be a regulatory procedure. A separate program (3.1.1.G in 6th Cycle HE) focuses on modifying the existing GIS application to accurately track developments on Housing Element RHNA sites for RHNA progress and SB 166 No Net Loss requirements.</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.1.C	Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element (HE) to meet the County's Regional Housing Needs Allocation (RHNA), should the Sites Inventory not be approved by State HCD. Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	<p>The Fifth Revision (5th Cycle) of the Housing Element, as approved by HCDS, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>The 6th Cycle Housing Element includes new program 3.1.1.B (By-Right Approval for Projects with 20 Percent Affordable Units) and new program 3.1.1.C (Zoning Ordinance Amendments to Achieve Maximum Density) in order to comply with the adequate sites requirements for the RHNA.</i></p>
3.1.1.D	Publicly Available Sites Inventory	Make the inventory of very low-, low- and moderate-income residential sites (2,085 very low, 1,585 low and 5,864 moderate) publicly available on the County website and at the zoning counter.	<p>The Available Sites Inventory from the 5th Cycle Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified and combined with 3.1.1.A</p> <p><i>Pursuant to new state law, the RHNA Sites Inventory will need to be prepared in Excel in a form provided by HCD. The Sites Inventory will be submitted to the state electronically and will also be available on the County website. In developing the Sites Inventory, the County will examine the feasibility of County-owned properties for residential uses.</i></p>
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.	<p>This program is included in the County's pending work program. Staff received Board direction in October 2018 as part of the actions taken when receiving the report "Options to Improve Housing Affordability in the Unincorporated Area" to prepare an economic analysis and criteria and to return to the Board for consideration of a General Plan Amendment (GPA) affordable housing program and a GPA inclusionary ordinance.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>The 6th Cycle Housing Element includes new program 3.1.1.B (By-Right Approval for Projects with 20 Percent Affordable Units) and new program 3.1.1.E (Low to Moderate Income Inclusionary Housing Ordinance).</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.1.1.F	Constraints to Development in Standards / Guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	<p>The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Modified</p> <p><i>Pursuant to SB 330, the County should be developing objective development standards and design guidelines. The 6th Cycle Housing Element includes new program 3.1.1.F (Objective Standards).</i></p>
3.1.1.G	Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Assessment (RHNA), should the Sites Inventory not be approved by State Housing and Community Development (HCD). Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	<p>This measure turned out to be unnecessary because the Fourth Revision (4th Cycle) of the Housing Element was adopted and certified by State HCD before the end of the planning period.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p>
3.1.1.H	RHNA Allocation for next HE Cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	<p>The last update to the Housing Element was adopted in March 2017 (midway through the planning period).</p> <p style="background-color: #f4a460;">Continued Appropriateness: Completed</p> <p><i>The County participated in the RHNA process. However, working with SANDAG on the RHNA is a routine staff function and does not need to be considered a Housing Element program in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.1.1.i.	Housing Element Update	Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	HCD adopted and approved the Fifth Revision (5th Cycle) of the Housing Element in 2013. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report. Continued Appropriateness: Removed <i>Reviewing and revising housing goals and policies is part of the Housing Element update and not a Housing Element program.</i>
3.1.1.j	Residential Sites Inventory Analysis	Identify sites for the next HE Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	The next update to the Housing Element was adopted in March 2017 (midway through the planning period). Continued Appropriateness: Removed <i>See new programs 3.1.1.A through 3.1.1.H in the 6th Cycle Housing Element.</i>
3.1.1.K	Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next HE cycle.	Sites identified in the Fifth Revision (5th Cycle) of the Housing Element were added to the GIS layer in 2013. Continued Appropriateness: Removed <i>See new programs 3.1.1.A through 3.1.1.H in the 6th Cycle Housing Element.</i>
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 County's traffic impact fees were updated in 2012, discounting fees in Village core areas to facilitate development in transit nodes. The County has established form-based codes for Ramona, Alpine, and Fallbrook that will enable development applications to process through an administrative permit and will also facilitate development in the Village transit nodes. Continued Appropriateness: Modified <i>Village development continues to be an important strategy for meeting the County's RHNA and housing goals. See program 3.1.2.A (Transit Nodes) in the 6th Cycle Housing Element.</i>



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Program Number	Name of Program	Objective	Accomplishments
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.	The Twin Oaks Community Plan scope of work includes development of a focus area plan for the area around the Buena Creek light rail station. Continued Appropriateness: Modified and combined with 3.1.2.A
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. <i>(See also measure 1.2.1.F Mixed Use Zone)</i>	Mixed-use zoning is considered part of the community planning process. Community plans are being updated by the communities of Alpine (began 2017), Valley Center (began January 2019) and Twin Oaks (began in 2020). Community plan updates will further the goals of the General Plan through land use changes. Continued Appropriateness: Replaced <i>A new program 3.1.2.B (Community Planning) is included in the 6th Cycle Housing Element to address mixed-use zoning in Community Planning Areas.</i>
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.	The County coordinates with the 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: Removed <i>This is a routine staff function and not considered a Housing Element program.</i>
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.	The County initiated the process of updating its Land Development Code and community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities. The Land Development Code update will not change the General Plan. Community plan updates will further the goals of the General Plan through land use changes. The County also updated its Density Bonus Ordinance to offer additional incentives beyond state law requirements. Continued Appropriateness: Modified <i>See new program 3.1.1.C in the 6th Cycle Housing Element.</i>



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Program Number	Name of Program	Objective	Accomplishments
3.1.2.F	Multi-family Housing Design Guidelines	Seek grant funding to 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.	<p>While the County continues to seek grant funding for community plan and design guideline updates, the following actions were undertaken:</p> <ul style="list-style-type: none"> ▪ In May 2012, the County prepared Residential Design Guidelines that included guidelines for multi-family housing in single-family neighborhoods. ▪ The County is in the process of updating its Land Development Code and community plans. <p>Both efforts are investigating ways to update/amend plan policy and code to include a diversity of housing product types while maintaining community character. The Land Development Code update will not change the General Plan.</p> <p>Continued Appropriateness: Replaced</p> <p><i>The County completed the Multi-Family Housing Design Guidelines in 2012. This program is replaced with new program 3.1.2.B (Community Planning) in the 6th Cycle Housing Element.</i></p>
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 to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be	<p>In May 2012, the County prepared Residential Design Guidelines that included guidelines for multi-family housing in single-family neighborhoods. In October 2018, the Board of Supervisors provided direction, as part of the actions taken when receiving the report titled “Options to Improve Housing Affordability in the Unincorporated Area,” to develop a program and return to the Board for consideration on increasing the maximum number of incentives and concessions allowed to encourage the use of the density bonus program and to expand the program to target middle income individuals and families earning between 120 percent and 150 percent AMI.</p> <p>Continued Appropriateness: Replaced</p> <p><i>Several programs in the 6th Cycle Housing Element address this topic: 3.1.2.B (Community Planning); 3.1.3.A (Development Code Cleanups on Building Types); and 3.1.4.A (Zoning Ordinance Amendments for Accessory Dwelling Units).</i></p>



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Program Number	Name of Program	Objective	Accomplishments
		consisted with Multi-family Housing Design Guidelines (<i>See implementation measure 3.1.2.F</i>).	
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.	<p>As a part of the ongoing community plan update process, plan goals and policies related to amenities, parks, and accessibility are reviewed and evaluated for update. Community plan updates will further the goals of the General Plan through land use changes.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is routine planning process and principle and not considered a Housing Element program. The 6th Cycle Housing Element may include a program to facilitate housing development through the Community Planning process (see new program 3.1.2.B). The new Community Planning program will tie in with the Residential Sites Inventory program regarding specific priorities for communities and reference the principle of including these amenities. This can also be reworked into a policy statement.</i></p>
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.	<p>Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p>
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.	<p>Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved. The County is currently analyzing a potential Transfer of Development Rights (TDR) pilot program in Alpine that may help incentivize development in underutilized sites by allowing a transfer of additional density from other sites in the county.</p> <p>In October 2018, County staff received Board direction, as part of the actions taken when receiving the report titled "Options to Improve Housing Affordability in the Unincorporated Area," to:</p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<ul style="list-style-type: none"> ▪ Prepare plans and implement a program on Preapproved Plans and Programs Development, ▪ Develop a program and return to the Board for consideration on waiver of impact and permit fees, ▪ Prepare an ordinance and return to the Board for consideration of accessory dwelling units and junior accessory dwelling units, and ▪ Monitor implementation of programs in other jurisdictions and report back to the Board in one year for consideration of subsidizing construction of ADUs. <p>Continued Appropriateness: Removed</p> <p><i>With the dissolution of redevelopment agencies, this program is no longer relevant. This may be replaced with the Community Planning process as a tool to revitalize neighborhoods (new program 3.1.2.B in the 6th Cycle Housing Element).</i></p>
3.1.3	Maximum Development Yield in Villages		
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.	<p>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. This program is part of the County work plan, and the need for zoning changes will be evaluated further. The County has initiated the process of updating its Land Development Code and its community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities. The Land Development Code update will not change the General Plan.</p> <p>Continued Appropriateness: Modified</p> <p><i>Pursuant to new state law (AB 1397), development potential of the Sites Inventory should be estimated based on realistic achievable densities or minimum densities of the zones. As part of the Sites Inventory analysis (underway), the consultant team will develop average development densities achievable in various zones to be used in the updated Sites Inventory in</i></p>



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Program Number	Name of Program	Objective	Accomplishments
			<i>estimating potential capacity. See new program 3.1.1.C (Zoning Ordinance Amendments to Achieve Maximum Density) in the 6th Cycle Housing Element.</i>
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 Mobile Home (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.	<p>The building types allowed by zoning were revised with the General Plan update to ensure properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density. However, a technical cleanup is needed to capture all relevant properties.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>See new program 3.1.3.A (Development Code Cleanups on Building Types) in the 6th Cycle Housing Element.</i></p>
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.	<p>The County is in the process of updating its Land Development Code and its community plans. Both efforts are investigating ways to update/amend plan policy and code to achieve planned densities, including a focus on providing a variety of multi-family and small-lot single-family land uses in Villages. The Land Development Code update will not change the General Plan. Community plan updates will further the goals of the General Plan through land use changes.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>Several programs in the 6th Cycle Housing Element address this topic: 3.1.2.B (Community Planning); 3.1.3.A (Development Code Cleanups on Building Types); and 3.1.4.A (Zoning Ordinance Amendments for Accessory Dwelling Units).</i></p>



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Program Number	Name of Program	Objective	Accomplishments
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.	The adoption of the General Plan Update in August 2011 achieved this measure. <div style="background-color: #f4a460; padding: 2px;">Continued Appropriateness: Completed and removed</div>
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 process will be coordinated through community planning and sponsor groups. <i>(Refer to the Conservation Subdivision Program, measure 5.1.2.D.)</i>	Development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011) completed this program, providing direction on how to best design a residential subdivision to meet General Plan objectives while preserving environmental resources. <div style="background-color: #f4a460; padding: 2px;">Continued Appropriateness: Completed and removed</div>
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	In May 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 to meet objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. County staff use the Guidelines in reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands. <div style="background-color: #f4a460; padding: 2px;">Continued Appropriateness: Completed and removed</div>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	Between 2018 and 2020, the County issued 600 second unit permits. The permitting process is available on the County website at: https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-611.pdf . Continued Appropriateness: Modified <i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i>
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.	Zoning Ordinance revisions completed in February 2019 facilitate the development of second dwelling units. Continued Appropriateness: Modified <i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i>
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.	Zoning Ordinance revisions completed in February 2019 facilitate the development of second dwelling units. Continued Appropriateness: Modified <i>New programs 3.1.4.A through 3.1.4.D in the 6th Cycle Housing Element address accessory dwelling units.</i>
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.	Single mobile/manufactured dwelling units are a by-right use on lots zoned for single-family residential use. Between 2013 and 2019, the County issued a total of 360 permits. Continued Appropriateness: Removed <i>Mobile/manufactured homes are regular housing units. Permitting such homes is a routine planning function and does not need to be considered a Housing Element program.</i>



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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.	Revisions to the County's Subdivision Ordinance addressed the issue and completed this program. Continued Appropriateness: Completed and removed
3.1.6.C	Special Occupancy Park	Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit. Continued Appropriateness: Removed <i>This is a routine planning function and does not need to be considered a Housing Element program.</i>
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.	HCDS offered the Home Repair Loan Program, a residential rehabilitation program, which provided 279 low-interest loans to eligible homeowners for home improvement between 2013 and 2019. The program encouraged homeowners to use funds for energy conservation improvements such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades. The program also encouraged developers to include energy-efficient features in all HCDS-funded affordable housing development projects. Continued Appropriateness: Modified



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APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>See new programs 3.1.5.A (Build Green Incentive Program), program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits), and program 3.4.2.A (Single-Family Home Repair Program) in the 6th Cycle Housing Element.</i>
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	<p>HCDS offered the Home Repair Loan Program, a residential rehabilitation program, which provided 279 low-interest loans to eligible homeowners for home improvement between 2013 and 2019. The program encouraged homeowners to use funds for energy conservation improvements such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades. The program also encouraged developers to include energy-efficient features in all HCDS-funded affordable housing development projects.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Modified</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element, and 3.4.2.A (Single Family Home Repair Program).</i></p>
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. (Build Green Program)	<p>Between 2013 and 2015, the County issued 46 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 percent reduction in plan check and building permit fees for projects meeting program requirements.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Modified</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element.</i></p>



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Table 6-D-1, continued

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.	<p>San Diego County's previous Landscape Ordinance required all new commercial projects with over 1,000 square feet and single-family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The current Landscape Ordinance, effective May 27, 2016, requires any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For projects between 500 and 2,500 square feet, the County now has a more streamlined process called the Prescriptive Compliance Option.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>Implementing existing municipal code is not a Housing Element program.</i></p>
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.	<p>The County continues to implement its Low Impact Development Standards to reduce urban runoff and heat produced by paved and impervious surfaces.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>Implementing existing municipal code is not a Housing Element program. Energy conservation can be included in the 6th Cycle Housing Element as policy statements. The rehabilitation loan program offered by the County includes energy-efficiency improvements as allowable expenses.</i></p>
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.	<p>The County 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</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>The County has no active role in SDG&E programs. Such outside resources can be incorporated in the Housing Resources and Opportunities section of the 6th Cycle Housing Element but do not need to be considered a Housing Element program.</i></p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	<p>The County established an online permitting process in 2013. On April 8, 2015, the Board of Supervisors amended the County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems. Between 2013 and 2019, the County issued 36,816 residential and 134 commercial roof-mounted solar PV permits and 149 EV charging station permits. HCDS continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments.</p> <p>Continued Appropriateness: Modified and combined</p> <p><i>See new programs 3.1.5.A (Build Green Incentive Program) and program 3.1.5.B (Residential Solar Photovoltaic (PV) Building Permits) in the 6th Cycle Housing Element.</i></p>
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	<p>This program is partially complete. All new construction is required to create landscape water budgets to ensure new construction uses the latest irrigation technology to conserve water. As of 2015, the County was evaluating 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.</p> <p>Continued Appropriateness: Removed</p> <p><i>This may be discussed in the Housing Resources and Opportunities section of the 6th Cycle Housing Element but does not need to be considered a Housing Element program.</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.2	Lower Income Housing Development		
3.2.1	Density Bonus Incentives		
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.	<p>The County continues to implement density bonus provisions to encourage senior housing in Village areas and transit nodes.</p> <p>Continued Appropriateness: Modified</p> <p><i>New programs 3.2.1.A (Density Bonus Ordinance Update) and 3.2.1.B (Density Bonus Projects) in the 6th Cycle Housing Element address the provision of density bonus incentives for affordable and special needs housing production.</i></p>
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	<p>The HCDS and PDS websites include information about the density bonus program. Additionally, HCDS staff continues to work with developers with density bonus permits to implement development agreements to ensure long-term affordability restrictions on units earmarked for affordable housing. Between 2013 and 2015, no new density bonus contracts were signed. The economic downturn and reduced affordable housing financing created a slowdown with affordable housing development attributable to the lack of progress toward this goal.</p> <p>Continued Appropriateness: Modified and combined with 3.2.1.A</p> <p><i>The 6th Cycle Housing Element may include a program on facilitating affordable housing, including more actively promoting or facilitating the use of density bonus, pursuing inclusionary housing, etc.</i></p>
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance.	<p>The Housing Coordinator annually reviews density bonus provisions for compliance with state law.</p> <p>Continued Appropriateness: Removed</p> <p><i>Maintaining compliance with state law is a routine staff function and not a Housing Element program.</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	<p>Between 2013 and 2019, HCDS received federal entitlement grant funding for housing opportunities:</p> <ul style="list-style-type: none"> ▪ \$26,450,426 Community Development Block Grant (CDBG) funds ▪ \$17,623,114 in Home Investment Partnerships (HOME) funds ▪ \$2,197,433 in federal Emergency Solutions Grant (ESG) funds ▪ \$453,822 in State ESG funds ▪ \$22,231,162 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 <p>Between 2014 and 2019, HCDS also received funding from state programs:</p> <ul style="list-style-type: none"> ▪ In 2014, State CalHome awarded HCDS \$1.5 million for its first-time homebuyer program. ▪ In 2017, HCDS applied to the state for approximately \$130 million in funding through the No Place Like Home Funds. ▪ In 2018, HCDS applied to the state for approximately \$12.7 million in funding through the No Place Like Home Program, and \$2.5 million through the California Emergency Solutions in Housing program. ▪ In 2019, the state awarded HCDS \$36,704,598 in funding through the No Place Like Home Program and \$1,402,727 in funding through the California Emergency Solutions in Housing Program. <p>State ESG, No Place Like Home, and California Emergency Solutions in Housing funding serve the entire region.</p> <p>In collaboration with PDS in 2019, HCDS also applied for \$650,000 in funding from California Housing and Community Development under the Planning Grant Program. Funding under this program aims to streamline approval of housing and increase housing production.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified and replaced</p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p><i>Program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element addresses funding sources for affordable housing development.</i></p>
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	<p>In 2018, the Board of Supervisors approved a \$25 million Innovative Housing Trust Fund for the purpose of creating new affordable housing units and preserving at-risk affordable housing.</p> <p>In 2019, No Place Like Home Program awarded the County of San Diego \$36,704,598 for the purpose of creating new affordable housing units.</p> <p>In 2019, the Board of Supervisors allocated \$25 million in local funds to the Innovative Housing Trust Fund for affordable housing development.</p> <p>HCDS's Notice of Funding Availability (NOFA) process also encouraged developers 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, and the US Department of Housing and Urban Development's 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.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element addresses funding sources for affordable housing development.</i></p>
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	<p>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, HCDS, and other relevant departments use this information to evaluate affordable housing suitability. Additionally, the County reviewed potential for development of the vacated East Valley Parkway, Escondido, HHSA FRC Site for affordable housing in 2016.</p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>Continued Appropriateness: Modified</p> <p><i>This is now included as program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i></p>
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing	<p>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, HCDS, and other relevant departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing.</p> <p>Continued Appropriateness: Modified and combined</p> <p><i>This is now combined with program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i></p>
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.	<p>HCDS did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development between 2013 and 2019.</p> <p>Continued Appropriateness: Removed</p>
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.	<p>The Housing Authority of the County of San Diego (HACSD) continues to administer the Housing Choice Voucher (HCV) program for the unincorporated area and 13 other jurisdictions in the County. Between 2013 and 2019, the County administered 12,190 vouchers (an average of 1,741 annually) in the unincorporated areas, based on available funding and participant choice. This includes HCV, VASH, preservation, project based, and homeownership programs.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.2.4.A (Housing Choice Vouchers (HCV)) in the 6th Cycle Housing Element.</i></p>
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.	<p>Between 2013 and 2019, HACSD administered 38 Tenant-Based Rental Assistance (TBRA) programs to 1,786 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds.</p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>Also, 169 TBRA vouchers were used in the unincorporated area, based on participant choice.</p> <p>On average, HACSD annually administered five TBRA programs to 255 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds, and 24 TBRA vouchers were used annually in the unincorporated area. In addition, HCDS contracted with South Bay Community Services to administer Domestic Violence TBRA vouchers in 2013 and 2014. The Domestic Violence TBRA program ended in May 2014.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.2.4.B (Tenant-Based Rental Assistance) in the 6th Cycle Housing Element.</i></p>
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	<p>HCDS administered 15 landlord/owner workshops between 2013 and 2016. In 2015, HCDS began developing the Landlord Liaison Program and working with the 25 Cities effort and the Veterans Administration to perform outreach and inform landlords, property owners, and managers about the HCV program. In 2016, HCDS implemented the Landlord Incentive Program to provide monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. In 2016, HCDS presented two Landlord Engagement Breakfasts and co-chaired a biweekly Opening Doors Landlord Engagement Committee developed to engage landlords interested in renting to veterans. In 2017, HCDS employed Housing Navigators to assist clients using landlord incentives to connect to landlords and mitigate issues in the process. Housing Navigators work closely with Landlord Liaisons. In 2019, HCDS hosted four Landlord Seminars, attended by 119 participants, to provide information about the Landlord Incentive Program.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.2.4.C (Outreach and Education to Landlords) in the 6th Cycle Housing Element.</i></p>



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Table 6-D-1, continued

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 2010 and 2020 in the unincorporated area.	On behalf of HCDS, Affordable Housing Applications issued 85 Mortgage Credit Certificates (MCC) between 2013 and 2014. As of November 2014, qualified homebuyers obtain MCCs through the California Housing Finance Agency (CalHFA). CalHFA issued 243 MCCs in the unincorporated area between 2014 and 2018. Continued Appropriateness: Removed
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.	HCDS contracted with Money Management, Inc., to conduct homebuyer education courses and counseling sessions in 2013 and 2014. A total of 447 persons received counseling/orientation between 2013 and 2014. This contract ended in June 2014. The County then offered reimbursement to individuals that attended any HUD-approved homebuyer counselor sessions if they became homeowners under the County's Down Payment and Closing Cost Assistance (DCCA) (first-time homebuyer) program (2015) or if they received funding through the CalHome Program (2016 to 2019). A total of 214 persons received counseling/orientation in between 2015 and 2019 (46 of these in the unincorporated area). Continued Appropriateness: Removed <i>Homebuyer education is a requirement to participate in the DCCA program and is not a separate program.</i>
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between in the unincorporated area.	Between 2010 and 2019, a total of 224 low-income households received down payment and closing cost assistance in the unincorporated area; 186 of those households were assisted between 2013 and 2019 through the County's First-time Homebuyer Assistance Program. In December 2014, HCDS collaborated with partner agencies in the region to implement a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators. Continued Appropriateness: Replaced



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>Program 3.2.5.A (Down Payment and Closing Cost Assistance Program) in the 6th Cycle Housing Element addresses the provision of homebuyer assistance through the Down Payment and Closing Cost Assistance program.</i>
3.2.6	Housing Resources Directory		
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	<p>The Rental Assistance and Affordable Housing Directory update completed in December 2019 is on the County website at: https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/rental-assistance/housing_resource.pdf. The directory also includes the Emergency Shelter Contact pamphlet with a listing of emergency housing shelters and community services to address immediate housing needs.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Continued</p> <p><i>See program 3.2.6.A (Housing Resources Directory Update) in 6th Cycle Housing Element.</i></p>
3.3	Special Needs Housing		
3.3.1	Shared Housing		
3.3.1.A	Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	<p>HCDS met with a shared housing service provider in June 2015 to discuss the potential for a home share program. HCDS has not received the program design, estimated outcomes, and request for funding proposals. NOFAs released by HCDS may allow for shared housing programs as a component of the developer's proposal. HCDS continues to meet with providers to discuss a variety of housing options, including shared housing. HCDS 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.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p>
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	<p>In 2013, HCDS researched nonprofit agencies offering shared housing program opportunities and suggested the nonprofit that offered the service also supply information regarding its services through the San Diego Housing Federation. A referral was made to one resident seeking</p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>shared housing in 2013. HCDS 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 between 2014 and 2019.</p> <p>Continued Appropriateness: Removed</p>
3.3.2	Continuum of Care for the Homeless		
3.3.2.A	Continuum of Care 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 and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	<p>The Regional Taskforce on the Homeless (RTFH) applied for and received over \$131 million in federal funds for housing projects and planning activities between 2013 and 2019. As part of the applications, HCDS applied for \$5.9 million to support permanent supportive housing beds between 2015 and 2018. Between 2013 and 2019, the County provided 2,637 shelter beds in the unincorporated area, working toward the goal of 500 shelter beds during the 5th Housing Element cycle. In 2019, RTFH funded 43 renewal and five new projects, as well as one planning grant, totaling 2,100 beds.</p> <p>Additionally, in 2019, HCDS applied for and received \$427,150 in Homeless Emergency Aid Program (HEAP) funds through RTFH and allocated funds to Housing Navigation and Rapid Rehousing services for individuals who are homeless and those at risk of homelessness. In 2019, 56 persons received housing navigation services. Of those, 27 secured shelter and 11 secured permanent housing. Further, using \$374,724 in local funds for hotel/motel voucher programs, the County served 1,387 individuals.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.3.1.A (Homeless Services Funding) in the 6th Cycle Housing Element. This program falls under the Special Needs Housing program category (3.3).</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.3.3	Farmworker Housing		
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	<p>HCDS did not actively participate in the implementation of this program due to funding constraints and low utilization rates.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Replaced</p> <p><i>This program is incorporated into the umbrella program that includes a variety of tools to facilitate affordable housing development, including potential fee waivers for affordable housing projects such as farm labor housing. See program 3.2.3.A (Affordable Housing and Services Funds) in the 6th Cycle Housing Element.</i></p>
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County website.	<p>To satisfy the Affirmative Fair Housing Marketing Plan requirement, Firebird Manor (United States Department of Agriculture-funded farmworker housing) distributes informational brochures; when vacancies occur or applications are being accepted, information is advertised in local newspapers and distributed to local community partners.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is the specific implementation requirement of a housing project and not a Housing Element program.</i></p>
3.3.3.C	Permit Process Streamlining	Implement streamlined permit process procedures for farmworker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farmworker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right."	<p>The County issued one permit annually for farm employee housing in 2013, 2015, and 2018. No farmworker housing permits were issued in 2014, 2016, 2017, or 2019. 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.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>The fee waiver program is not financially feasible, and farmworker housing of 32 beds or 12 units is considered an agricultural use and must be permitted by right where agricultural activities are permitted. Routine streamlining is not a specific Housing Element program.</i></p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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, the County completed and made available a brochure explaining universal design principles. The brochure is at the kiosk at the County PDS Zoning Counter and on the County website at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf Continued Appropriateness: Completed and removed
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.	In February 2013, the Board of Supervisors approved an update to the parking regulations in the Zoning Ordinance to provide a separate category for senior housing to facilitate its development. On October 29, 2014, the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for reasonable accommodation, which 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 in the application of zoning laws and other land use regulations, policies, and procedures. Continued Appropriateness: Modified <i>Program 3.3.2.A (Zoning Ordinance Amendments to Facilitate Housing for Persons with Disabilities) in the 6th Cycle Housing Element addresses new state law requirements on supportive housing.</i>
3.3.4.C	Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	In February 2013, the Board of Supervisors approved an update to the parking regulations in the Zoning Ordinance to provide a separate category for senior housing to facilitate its development. The County continues to implement parking regulations in the Zoning Ordinance for senior housing, as amended in 2013. Continued Appropriateness: Completed and removed



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.4	Housing Preservation		
3.4.1	Preservation of At-Risk Housing		
3.4.1.A	At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	<p>In 2013, County staff reviewed the at-risk housing development status and determined future NOFAs will include language to encourage applications for preservation of unincorporated County affordable housing developments at risk of conversion to market-rate housing. Between 2014 and 2019, ten NOFAs were opened and included such language.</p> <p>Continued Appropriateness: Modified</p> <p><i>Program 3.4.1.A (Preservation of At-Risk Housing) in the 6th Cycle Housing Element is expanded to incorporate other preservation actions such as prioritizing at-risk projects for NOFA and monitoring.</i></p>
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.	<p>HCDS continually updates its affordable housing list with interested nonprofits.</p> <p>Continued Appropriateness: Combined with 3.4.1.A</p>
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	<p>HCDS applied for more than \$15 million in No Place Like Home and California Emergency Solutions in Housing Program funds that could be used for preservation of affordable units in 2018 and was awarded \$36,704,598 in 2019. Also, no new preservation vouchers were issued between 2013 and 2019 in the unincorporated area.</p> <p>Continued Appropriateness: Combined with 3.4.1.A</p>
3.4.2	Single-Family Residential Rehabilitation		
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.	<p>Between 2010 and 2019, the Home Repair Loan and Grant program assisted 282 households in the unincorporated area.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.4.2.A (Single-Family Home Repair Program) in the 6th Cycle Housing Element.</i></p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.4.3	Multi-Family Residential Rehabilitation		
3.4.3.A	Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	<p>Between 2010 and 2016, the County funded for construction/acquisition/rehabilitation a total of 146 multi-family units. In 2015, HCDS issued NOFAs for \$2.3 million for affordable housing developments. In 2016, HCDS issued NOFAs for \$2.7 million for affordable housing developments. In 2017, HCDS awarded HOME funding for 143 new units and 28 acquisition/rehabilitation units. Of the new units, 81 are in the unincorporated County and were expected to begin construction in April 2018. Between 2018 and 2019, HCDS awarded Innovative Housing Trust Fund funding for 752 new units. The units are located throughout the region, but none are in the unincorporated area.</p> <p>Continued Appropriateness: Removed</p>
3.4.4	Neighborhood Cleanup and Revitalization		
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	<p>Each year, through the CDBG application process, HCDS provides funding to sponsor neighborhood cleanup programs. Since 2010, HCDS completed eight community cleanup events and met this goal.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is not directly a housing program.</i></p>
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	<p>Between 2013 and 2019, HCDS held more than 12 meetings annually (between 26 and 37) in the following categories:</p> <ul style="list-style-type: none"> ▪ Presentations to solicit applications for community improvement and affordable housing projects (1-10 annually) ▪ Fair Housing Resources Board/San Diego Regional Alliance for Fair Housing (4 annually) ▪ HIV Housing Committee meetings (5-6 annually) ▪ Revitalization Committee meetings (6-13 annually) ▪ Regional Continuum of Care Council (RCCC) and Continuum of Care (CoC) Committee Board meetings to prepare the annual CoC



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>application, prioritize projects, and develop the region's vision for ending homelessness (6-12 annually)</p> <p>HCDS also attended HOME participating city meetings and Fair Housing Resources Board meetings.</p> <p>Detailed meeting lists by year are as follows:</p> <ul style="list-style-type: none"> ▪ In 2013, HCDS conducted five presentations, including four community meetings and one webinar, to solicit applications for community improvements and affordable housing projects. The year also included four Fair Housing Resources Board meetings, six HIV Housing Committee meetings, and ten Revitalization Committee meetings. In addition, 12 RCCC and 12 RCCC Steering Committee meetings were held to prepare the annual CoC application, prioritize projects, and develop the region's vision for ending homelessness. HCDS attended HOME participating city meetings and Fair Housing Resources Board meetings. HCDS maintained a NOFA information list of 3,127 contacts and an Annual Funding Plan interest list of approximately 200 contacts. ▪ In 2014, HCDS conducted five presentations, including four community meetings and one webinar, to solicit applications for community improvements and affordable housing projects. The year also included four San Diego Regional Alliance for Fair Housing meetings, six HIV Housing Committee meetings, and ten Revitalization Committee meetings. In addition, six RCCC and five CoC Board meetings were held to prepare the annual funding application, prioritize projects, and develop the region's vision for ending homelessness. HCDS attended HOME participating city meetings and Fair Housing Resources Board meetings. HCDS maintained a NOFA information list of 4,005 contacts and an Annual Funding Plan interest list of approximately 2,972 contacts. ▪ In 2015, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application,



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings.</p> <ul style="list-style-type: none"> ▪ In 2016, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings. ▪ In 2017, HCDS conducted one presentation and one online informational presentation to solicit applications for community improvement and affordable housing projects. Ten RCCC Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, ten Revitalization Committee meetings, and five HIV Housing Committee meetings. ▪ In 2018, HCDS conducted one presentation to solicit applications for community improvement and affordable housing projects. Ten RTFH Board meetings were held to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, the year included four San Diego Regional Alliance for Fair Housing meetings, six Revitalization Committee meetings, and five HIV Housing Committee meetings. ▪ In 2019, HCDS conducted ten presentations to solicit community input for the development of the County's Consolidated Plan, which outlines the County's priorities for HUD Community Planning and Development funds over the next five years; four San Diego Regional Alliance for Fair



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Program Number	Name of Program	Objective	Accomplishments
			<p>Housing meetings; thirteen Revitalization Committee meetings; and five HIV Housing Committee meetings.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Continued</p> <p><i>This is program 3.5.1.B (Neighborhood Committee Meetings) in the 6th Cycle Housing Element.</i></p>
3.4.5	Reasonable Accommodation		
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.	<p>On October 29, 2014, the Board of Supervisors completed this program by adopting an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for reasonable accommodation, which 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 in the application of zoning laws and other land use regulations, policies and procedures.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Completed and removed</p>
3.4.5.B	Reasonable Accommodation	Make information on reasonable accommodation available to the public.	<p>Reasonable accommodation information is available to the public via the County of San Diego website: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Completed and removed</p>
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	<p>The County completed this program. The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M52, M54, and M58. In 2016, HCDS implemented a Hotel/Motel Voucher Program for persons experiencing homelessness during periods of inclement weather.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>This specific program is completed. However, recent changes to state law necessitate a review of the Zoning Code regarding parking standards for</i></p>



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Program Number	Name of Program	Objective	Accomplishments
		constitute a "project" for the purposes of Division 13 of the Public Resources Code.	<i>emergency shelters and Low Barrier Navigation Centers. Program 3.3.1.B (Zoning Ordinance Amendments to Facilitate Shelter Development) in the 6th Cycle Housing Element addresses these new state laws.</i>
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: Modified <i>Program 3.3.2.A (Zoning Ordinance Amendments to Facilitate Housing for Persons with Disabilities) in the 6th Cycle Housing Element addresses the new state law regarding supportive housing.</i>
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 available to the public on the County website: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all Continued Appropriateness: Modified <i>Program 3.5.1.A (Public Education Programs) in the 6th Cycle Housing Element addresses public education regarding the benefit of affordable housing.</i>
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 established expedited permit processing for affordable housing projects. The County is continuing efforts on further revisions to expedite processing procedures. Continued Appropriateness: Combined <i>The 6th Cycle Housing Element program 3.2.2.A (Affordable Housing Projects) implements Board Policy A-68 for expediting affordable housing development.</i>



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Program Number	Name of Program	Objective	Accomplishments
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.	<p>The County 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. The County has also trained County staff to be solution-oriented and emphasize customer service. County staff receive customer service training on an ongoing basis.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	<p>The County 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. The County continues to streamline permit processing by utilizing the CEQA Section 15183 exemption process for projects consistent with the General Plan. The County also conducted a number of Business Process Re-engineering (BPR) studies, including BPR studies on administrative permits and site plans, that have reduced overall processing time and cost. The County also encourages the use of site plan review checklists and waivers where appropriate to reduce overall processing time and cost.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>Streamlining processing is a routine function and not considered a Housing Element program.</i></p>
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	<p>When applicable, project applicants are required to provide a will-serve letter indicating water and sewer services are available. When necessary, County staff coordinate with water and sewer purveyors to ensure the necessary services will be available to housing projects. The County investigates opportunities to streamline affordable housing projects when they are proposed.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Remove</p> <p><i>This is reformatted as a policy in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
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.	<p>The County continues to implement changes identified in the BPR study, which includes utilizing <i>CEQA Guidelines for Determining Significance</i> when reviewing projects.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	<p>The County continues to update policies and procedures related to CEQA streamlining for infill development as new legislation is produced. The County continues to use the CEQA Sections 15162-15164 Checklist to determine streamlining eligibility.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>
3.4.7.G	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.	<p>County staff meet with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes. In 2019, the Board of Supervisors approved six housing affordability initiatives which achieved regulatory reform and increased participation and incentives:</p> <ul style="list-style-type: none"> ▪ Waiver of Impact and Permit Fees for Accessory Dwelling Units (ADUs) ▪ Junior ADUs Ordinance ▪ Density Bonus - Increase Maximum Number of Incentives and Concessions Allowed ▪ Group Quarters Ordinance ▪ ADU Preapproved Plans and Program Development ▪ Property Condition Agreement (PCA) Ordinance <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is a routine function of PDS and not considered a Housing Element program.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.4.7.H	Design Review Compliance Checklists	Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	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: Modified <i>Pursuant to SB 330, the County should be developing objective development standards and design guidelines. Program 3.1.1.F. (Objective Standards) addresses this requirement.</i>
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 works with other County departments to consolidate information on substandard housing. Continued Appropriateness: Removed
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 and benefits of affordable housing.	HCDS networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCDS also worked with a range of nonprofit housing organizations to expand affordable housing opportunities throughout the unincorporated area. HCDS hosted HIV Housing Committee meetings throughout the year. Regional CoC Council meetings were held monthly to identify gaps in homeless services. Between 2013 and 2015, landlord/owner workshops were held at least four times a year to increase landlord/owner participation in subsidized housing. Between 2016 and 2019, twelve Landlord Engagement Committee meetings were held annually to increase landlord/owner participation in subsidized housing. Between 2013 and 2019, presentations about housing were conducted at San Diego City College and HighTech High School, the Regional CoC, Crime free Multi Housing workshops, and a Grandparents Raising Grandchildren event. HCDS expanded community outreach by providing housing information,



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Program Number	Name of Program	Objective	Accomplishments
			<p>Section 8 waiting list applications, and Housing Resource Directory at the Project Homeless Connect event. Additionally, HCDS expanded community outreach by providing housing information on VASH and the 25 Cities initiative at the Project Homeless Connect and VALOR (a County employee resource group) events.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Continued</p> <p><i>Program 3.5.1.A (Public Education Programs) in the 6th Cycle Housing Element addresses public education regarding the benefit of affordable housing.</i></p>
3.5.1.B	Notification of Funding Opportunities	Notify nonprofit developers when funding is available.	<p>HCDS posted NOFAs on the County website to allow interested parties to apply for HOME or CDBG funds. NOFA opportunities were shared with the San Diego Housing Federation, Corporation for Supportive Housing, and other housing industry groups. The County sent an email blast notification of all NOFAs to parties on the interest list.</p> <p>There was insufficient funding in 2014 to release an NOFA for affordable housing. In April 2015, HCDS released an NOFA for affordable housing development in the amount of \$2.3 million; however, no viable project was identified for funding. In May 2016, HCDS released an NOFA for affordable housing development in the amount of \$2.7 million. Four viable projects were identified for potential funding. In 2018, the Board of Supervisors approved a \$25 million Innovative Housing Trust Fund (IHTF) for the purpose of creating new affordable housing units and preserving at-risk affordable housing. In 2019, HCDS awarded IHTF funding for 299 new units. The units are located throughout the region, but none are in the unincorporated area.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Continued</p> <p><i>See program 3.2.3.A (Notice of Funding Availability) in the 6th Cycle Housing Element.</i></p>



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Table 6-D-1, continued

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.	<p>Between 2013 and 2019, HCDS held:</p> <ul style="list-style-type: none"> ▪ CDBG community meetings and webinars; ▪ Regional Continuum of Care Council (RCCC), RCCC Steering Committee, and RCCC Board meetings to prepare the annual CoC program application, prioritize projects, and develop the region's vision for ending homelessness; ▪ RTFH board meetings; ▪ San Diego Regional Alliance for Fair Housing meetings; ▪ Presentations to solicit applications for community improvement and affordable housing projects; ▪ Revitalization Committee meetings; ▪ HIV Housing Committee meetings; and ▪ Presentations to solicit community input for the development of the County's Consolidated Plan, which outlines the County's priorities for HUD Community Planning and Development funds over the next five years in 2019. <p>In April 2018, the County of San Diego Board of Supervisors directed Planning & Development Services (PDS) staff to investigate options that would further promote and expedite the building of homes in the unincorporated County and identify ways to close the housing gap through incentive programs and/or reductions in regulations. Specifically, staff explored options and reported to the Board of Supervisors on density bonus, affordability and inclusionary housing programs, accessory dwelling units, options to retain General Plan capacity, transfer of development rights, and options to encourage varied housing types. As part of these efforts, the County conducted four housing affordability workshops between August and September 2018.</p> <p>Continued Appropriateness: Continued</p> <p><i>See program 3.5.1.B (Community Meetings and Workshops) in the 6th Cycle Housing Element.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
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.	<p>County Office of Emergency Services maintains a website with information on disaster preparedness according to different hazards, such as earthquakes, wildland fires, flooding, etc. http://www.sdcountry.ca.gov/oes/index.html</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is not a housing program.</i></p>
3.5.2	Fair Housing Services		
3.5.2.A	Fair Housing Resources Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	<p>HCDS provided funding support annually for fair housing services and participated in events organized by fair housing service providers. HCDS also participated in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>This is expanded in the 6th Cycle Housing Element to include a series of actions to affirmatively further fair housing (programs 3.6.1 to 3.6.3).</i></p>
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	<p>North County Lifeline, collaborating with the Center for Social Advocacy and South Bay Community Services, received annual CDBG funding to support fair housing and tenant/landlord services from 2013 to June 30, 2016. North County Lifeline also conducted fair housing testing in the San Diego urban areas of the County based on HCDS criteria. As of August 25, 2016, the County procured Legal Aid Society of San Diego, Inc., (LASSD) to support fair housing tenant/landlord services and administer a County Fair Housing Program for HCDS. As part of the contract services, LASSD provided a fair housing outreach/educational element, a fair housing referral element, program reports and administration tasks, and fair housing testing.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Modified</p> <p><i>This is expanded in the 6th Cycle Housing Element to include a series of actions to affirmatively further fair housing (programs 3.6.1 to 3.6.3).</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and website.	<p>"Creating Equal Opportunity for Every Community" posters were prominently displayed in the HCDS lobby. The HCDS website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which have a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. Additionally, LASSD maintains a website and distributes brochures with fair housing information. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. Further, continuous communication through monitors with rotating informational displays were visible to staff and the general public in the HCDS lobby.</p> <p>Continued Appropriateness: Modify and combine with 3.2.6.A</p> <p><i>This can be incorporated into the program on Affirmatively Furthering Fair Housing (3.6).</i></p>
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update for the period 2010-2015 and due to be finalized summer 2011, and future updates every five years.	<p>HCDS participated with its regional partners in the funding, creation, and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice (adopted June 2015) and the 2020-2025 AI to Fair Housing Choice (published in May 2020).</p> <p>Continued Appropriateness: Removed</p> <p><i>The US Department of Housing and Urban Development officially repealed the 1994 Fair Housing Policy and the 2015 Affirmatively Furthering Fair Housing (AFFH) Rule that require the preparation of the Analysis of Impediments to Fair Housing Choice.</i></p>
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.	<p>The County assigned a housing coordinator whose duties include overseeing implementation of the Housing Element.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a staffing arrangement and not a housing program.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	The County housing coordinator facilitates and improves interdepartmental efforts. Continued Appropriateness: Removed <i>This is a routine staff function and not a housing program.</i>
3.5.4	Implementation Progress Monitoring		
3.5.4.A	Annual Report to State HCDS	Prepare annual report to State HCDS on the implementation of the HE.	The County housing coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report (APR) for submission to State HCDS by April 1. Continued Appropriateness: Removed <i>Preparation of the APR is a routine function, required by law, and not considered a Housing Element program.</i>
3.5.4.B	Review Land Use Issues	Meet with County HCDS at least once a year to review land use issues that affected the production of affordable housing during the prior year.	The County housing coordinator meets with HCDS on a regular basis to discuss land use issues. In 2016 and 2017, HCDS and PDS met on several occasions to work on updating Board Policy A-68 Expediting Permit Processing for Lower Income Housing Developments. In addition, HCDS and PDS met on several occasions as part of preparing the report titled "Options to Improve Housing Affordability in the Unincorporated Area," and to discuss other issues related to affordable housing in 2018 and 2019. Continued Appropriateness: Removed <i>This is a routine staff function and not a housing program.</i>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCDS.	<p>The County's Building Division maintains data used to develop annual reports. The housing coordinator is investigating ways of tracking additional information. The County developed and continues to maintain the Housing Production and Capacity Portal (https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA/HPCP-IT.html) to track housing construction and remaining residential development capacity.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i></p>
3.5.4.D	Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	<p>The County implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.</p> <p>Continued Appropriateness: Modified</p> <p><i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i></p>
3.5.4.E	Building Permit Tracking System	Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	<p>Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
3.5.4.F	Data Collection Systems	Use the County data collection systems, as needed, to facilitate the production of data needed for the annual report and the HE.	<p>The County's Building Division maintains data and is able to develop reports to provide data for the General Plan Annual Progress Report.</p> <p>Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>



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Program Number	Name of Program	Objective	Accomplishments
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the HE.	<p>The County housing coordinator participated in the project to develop the design review checklists and was responsible for ensuring consistency with the Housing Element.</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
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.	<p>Water and sewer districts serving the unincorporated area participated in review of the General Plan update and provided comments on their 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 and community plan updates. Copies of the General Plan are available on the County's website and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html</p> <p style="background-color: #f4a460;">Continued Appropriateness: Removed</p> <p><i>This is a routine function and not considered a Housing Element program.</i></p>
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.	<p>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. A revised state code became effective in 2014, and the County will be revising the local code to be consistent with state code.</p> <p>In addition, 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 NFPA Technical Committee met in 2015 to begin revising the next edition of NFPA Standard 1144 Reducing Structure Ignition Hazards from Wildland Fire.</p>



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Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<p>The County staff members promoted revisions to NFPA 1144 to make the ignition-resistive standards of the County and state become national standards for building within the Wildland-Urban Interface.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is not considered a Housing Element program.</i></p>
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.	<p>In 2012, the County provided a copy of the General Plan to all fire protection districts required to provide service to developments within the unincorporated area. This program was completed and removed from the Implementation Plan prepared for the 5th Cycle of the Housing Element. Copies of the General Plan are now available on the County's website and accessible by all fire protection districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Remove</p> <p><i>This is not a housing program.</i></p>
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.	<p>Generally, fire protection equipment in the unincorporated area is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles to serve multi-story construction.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is not a housing program.</i></p>
3.5.7	Future Legislation		
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.	<p>The housing coordinator reviews pending housing legislation and coordinates with SANDAG and the state on any proposed changes, when applicable.</p> <p style="background-color: #FFDAB9;">Continued Appropriateness: Removed</p> <p><i>This is a routine staff function and not a Housing Element program.</i></p>



Table 6-D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.7.B	Funding for Workforce and Affordable Housing	See Program 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.	The County coordinates with the 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: Removed <i>This is a routine staff function and not a Housing Element program.</i>
3.5.8	Training and Procedures for Staff		
3.5.8.A	Staff Training	Conduct staff training bi-annually on the HE requirements and County offerings	The housing coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Housing Element Sites Inventory. Continued Appropriateness: Removed <i>This is a routine staff function and not considered a Housing Element program.</i>
3.5.8.B	Planning Commission Workshops	Conduct workshops with the Planning Commission on HE policies and programs.	County staff periodically conduct Planning Commission workshops and hearings related to the Housing Element and housing affordability policies, most recently in preparation of the "Options to Improve Housing Affordability in the Unincorporated Area" effort. Continued Appropriateness: Removed <i>This is a routine staff function and not considered a Housing Element program.</i>



REVIEW OF 5TH CYCLE RHNA GOALS AND PROGRESS

For the 5th Cycle Housing Element, the County unincorporated area was allocated 22,412 housing units as its share of the regional housing need. *Table 6-D-2: 5th Cycle RHNA Allocation by Income Category* shows the distribution of this regional share into four income categories.

Table 6-D-2: 5th Cycle RHNA Allocation by Income Category

Income Category AMI: Area Median Income	Regional Share	
	Number of Units	Percentage*
Very Low (50% AMI)	2,085	9%
Low Income (51-80% AMI)	1,585	7%
Moderate Income (81-120% AMI)	5,864	26%
Above Moderate Income (>120% AMI)	12,878	57%
TOTAL:	22,412	--*

*Percentages may not total 100 due to rounding.

Between January 2013 and December 31, 2019, 6,004 new unit permits were issued in the County unincorporated area, meeting 27 percent of the County's overall RHNA. The RHNA achievements, however, were not equally distributed when separated by income level. Specifically, the County met 5 percent of its very low-income RHNA, 40 percent of the low-income RHNA, 17 percent of the moderate-income RHNA, and 33 percent of the above moderate-income RHNA.

Senate Bill 166 prohibits jurisdictions from allowing the Sites Inventory to become insufficient for meeting the remaining RHNA needs for lower-income and moderate-income households. This means that the County must consistently track the remaining housing potential of the 5th Cycle RHNA sites to remain in compliance. Section 65823(c)(2) of the Government Code requires that "the jurisdiction shall identify and make available adequate sites to accommodate the [RHNA] by income" if there is not sufficient capacity on the RHNA designated sites.

The 2017 Housing Element identifies capacity for over 60,000 above moderate-income units and 8,890 lower- and moderate-income units. As long as the County maintains its land use inventory as identified in the 2017 Housing Element and shown in *Table 6-D-3: 5th Cycle RHNA Status* so that adequate sites continue to be available for the remaining 16,408 units through April 15, 2021 (beginning of the next Housing Element), the County would be considered to satisfy its RHNA obligations for the 5th Cycle regardless of actual production level. Sites properly zoned but not identified in the 2017 Housing Element can be used as replacement sites. *Table 6-D-3* shows the 5th Cycle allocation, the number of units identified as permitted/constructed in the 2017 Housing Element, the number of potential units for the remaining 2017 Housing Element



Cycle (Row 3), and additional permitted units since 2017 to create a total permitted. The total units permitted were subtracted from the allocation for each income category to identify the remaining 5th Cycle RHNA obligation.

Table 6-D-3: 5th Cycle RHNA Status

	Number of Sites by Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
5th Cycle RHNA Allocation (Began 1/1/2010)	2,085	1,585	5,864	12,878	22,412
Constructed/Entitled as of 2017 Housing Element Adoption	67	198	542	2,414	3,221
Sites Available as of 2017 Housing Element Adoption	3,114	2,037	3,739	60,000	
Additional Units Permitted since 2017 Housing Element Adoption	39	430	457	1,857	2,783
Total Permitted	106	628	999	4,271	6,004
Remaining RHNA 5th Cycle Obligation (RHNA Allocation-Total Permitted)	1,979	957	4,865	8,607	16,408

ADEQUATE SITES FOR 5TH CYCLE RHNA

Evaluating the County’s 2017 RHNA sites for development and remaining capacity began with review of sites the County identified as available for moderate-, low-, and very low-income categories for the 2017 Housing Element. The County did not include a list of sites available for the above moderate-income category in the layer.

Identifying potential RHNA sites for removal from consideration (i.e., sites developed, sites with proposed development, duplicate potential sites) included review of the 2017 Housing Element and analysis of overlaying permit data from 2017 to 2020, 2018 to 2019 Annual Progress Reports, the Dwelling Units in Process dataset, aerial imagery, and recently updated SANDAG land uses. The most recent SanGIS “Parcels” layer identified newly approved subdivisions. This process led to the removal of 37 RHNA sites from the inventory due to recent or proposed development.

To determine if the County needs to find additional sites to achieve remaining RHNA obligations pursuant to SB 166, the unit potential of the 37 removed sites was subtracted from the remaining RHNA obligations. By income category, the existing RHNA sites provide adequate capacity for low- and very low-income units but do not provide adequate capacity for moderate-income units. There is a deficiency potential of approximately 2,557 moderate-income units on existing Housing Element sites. The excess capacity in the very low- and low-income categories,



APPENDIX 6-D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

however, may be used to accommodate some of the required moderate-income category units, which reduces the deficiency to 816 units. In 2018, the Board of Supervisors approved the Otay 250 Specific Plan amendment, which added 3,158 units of capacity to vacant land at high densities. Therefore, the County never experienced a net loss of moderate unit capacity below the RHNA requirement and does need to identify additional units to accommodate a carryover from the 5th Cycle.

Furthermore, the 2016 KMA Market Study indicated that additional moderate-income units could be constructed outside of the CWA boundary. These sites were not considered in the 5th or 6th Cycle Sites Inventories, but they represent other, unquantified units that would exceed the 831 moderate-unit deficit. The County has also identified more than 60,000 potential housing units in the Housing Production and Capacity Portal; it can be further inferred that the County has sites that could accommodate moderate-income units within those 60,000 potential units.

Table 6-D-4: RHNA Capacity (Potential Units)

Analysis		Number of Sites by Income Category				Total
		Very Low	Low	Moderate	Above Moderate	
A	2017 Housing Element RHNA Capacity ¹	3,114	1,832	3,149	60,000	68,095
B	Lost Capacity on Developed RHNA Sites	-225	-44	-841	-1,857	-2,967
C	Remaining 2017 Housing Element RHNA Site Capacity (A-B)	2,889	1,788	2,308	58,143	65,128
D	Remaining 5th Cycle RHNA Obligation (5th Cycle RHNA-Developed Capacity)	1,979	957	4,865	8,607	16,408
E	2020 Ability to Meet 5th Cycle Obligation (C: Remaining RHNA 5th Cycle Site Capacity minus D: Remaining RHNA Obligation)	910	831	-2,557 ²	49,536	48,720

1. Table 5-6 of the 2017 Housing Element Background Report.
2. (816) deficit with credit of 910 and 831 excess for very low- and low-income sites.



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