



COUNTY OF SAN DIEGO

6th CYCLE HOUSING ELEMENT UPDATE County of San Diego General Plan





6TH CYCLE HOUSING ELEMENT UPDATE

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6th CYCLE HOUSING ELEMENT UPDATE

County of San Diego General Plan

Prepared for:

County of San Diego

LAND USE AND ENVIRONMENT GROUP

Planning & Development Services

County of San Diego, California

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6TH CYCLE HOUSING ELEMENT UPDATE

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1 INTRODUCTION

The 5th Cycle Housing Element for the 2013-2021 planning period was adopted by the County of San Diego's Board of Supervisors on April 24, 2013, and subsequently certified by the California Department of Housing and Community Development (State HCD). The County then updated the Housing Element on March 24, 2017, as required by state law.¹

This Housing Element represents the 6th Cycle update covering from April 15, 2021, through April 15, 2029, and retains the goals, policies, and relevant implementation programs previously approved in the 2017 update. Significant revisions have been limited to the Background Report, which contains updated statistics and analyses based on data from the 2010 US Census and the American Community Survey and a revised Sites Inventory to meet the Regional Housing Needs Assessment (RHNA).

¹ The County of San Diego was required to conduct a four-year update to the 2013 Housing Element due to the delayed update of the 4th Cycle Housing Element due in 2009.



2 COMMUNITY OUTREACH

2.1 OVERVIEW

The County of San Diego is required to update the Housing Element of its General Plan no later than August 13, 2021. As a part of the update process, both County procedures and State Law (GC 65583(C)(7)) require the County to conduct meaningful engagement and obtain public participation of all economic segments of the community.

In order to receive community input on important housing issues facing communities in the Unincorporated Areas, the County made an online survey available from November 2020 to February 2021. Additionally, the County held two online public workshops via Zoom, and solicited input from the local development community and affordable housing advocates in small focus groups. Additionally, the County hosted four virtual public workshops about the updates to the Safety Element and new Environmental Justice Element. During these workshops, the Housing Element update was presented, providing community members additional opportunity for comment and feedback. The input from all engagement activities was evaluated, and where possible, integrated into the Draft Sixth Cycle Housing Element.

2.2 SUMMARY OF ENGAGEMENT ACTIVITIES

SURVEY

County staff published a survey with contextual questions based on whether the respondent was a renter, homeowner, and/or a landlord. The questions for homeowners asked about annual expenditures on home repairs or improvements and barriers to accessory dwelling unit construction. Questions for renters asked about the type of rental housing and the property's condition/ maintenance. Questions for rental property owners asked about the types of property, annual maintenance expenditures, and the ease of obtaining County permits.

The survey concluded with general questions about the types of housing and housing programs that should be prioritized in the County's Housing Element, along with an open-ended comment form to obtain input on anything that was not asked about in the survey.

As of February 22, 2021, 88 respondents had filled out the survey. Approximately 38 percent live in North County, 21 percent live in East County, 38 percent live in an incorporated City, 1 percent in the Backcountry, and 1 percent outside of the unincorporated County.² 61 percent of the

² Percentages do not add up to 100% due to rounding.



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respondents own their home, 31 percent rent, and the remaining 8 percent neither own nor rent their home.

Many survey respondents expressed that it was difficult to find affordable homes in the unincorporated County, and indicated that housing choices were primarily limited by monthly costs. Common themes expressed in the responses indicated preferences to:

- Allow additional housing on a single lot
- Provide additional homeless support services; ensure that information about resources is readily accessible and easy to interpret.
- Consider the existing infrastructure conditions and local community input on new housing development
- Preserve existing parks and open space
- Provide housing options that suit the needs of young adults
- Incentivize the provision of lower-income and moderate-income units
- Limit new housing and Accessory Dwelling Unit (ADU) construction

FOCUS GROUP MEETINGS

The County held two “focus group” meetings with members of the San Diego development community and affordable housing advocates. At each meeting, members of the County team prepared a brief presentation discussing the general scope and extent of the Housing Element Update and major components of the effort: the adequate sites inventory, housing programs, and housing constraints. The County then facilitated a guided discussion and obtained input about community housing needs, development constraints, and potential policy changes/programs to improve housing access in the unincorporated areas.

Housing Advocates

Housing advocates from the San Diego Housing Federation and Interfaith Community Services attended the focus group meeting. Primary topics of the discussion included affordable housing financing, HCDS Voucher allocation, RHNA inventory site selection, and recent changes to state law. The advocates expressed support for continuing the local gap financing program through the HOME partnership and discussed the value and importance of this funding source for affordable housing projects. The advocates also discussed the County’s administration of HUD vouchers, and that the vouchers should also be prioritized in incorporated cities, rather than targeted towards unincorporated areas of the County. The group discussed some of the challenges associated with combining and managing different affordable housing funding sources, including the application



requirements for County funding. Finally, the group discussed RHNA site selection. The advocates noted that the County would need to consider AFFH and the Climate Action Plan (CAP) when choosing sites. The advocates encouraged locating sites for lower income households near transit, jobs, and other amenities.

Housing Development Community

An economist, market analyst and consultant, and strategic advisor to the real estate development community from London Moeder Associates participated in the focus group meeting. The group discussed regional development patterns, development constraints, and inclusionary housing. The representative stated that complying with CEQA and the CAP are large burdens and constraints for developers in the unincorporated County. He also believes additional lands outside of the currently designated “Villages” should be allowed higher residential densities, as the existing zoning and general plan create significant constraints and make the construction of new housing financially difficult. The representative suggested the designation of a “transportation corridor” along the I-15, which could allow for higher density housing with access to regional transit and job centers. He also stated that requiring high percentages of a project for lower income households (e.g. 20-percent of the total units) makes it difficult for smaller housing projects to be financially viable, and that only larger developments could accommodate these requirements. The meeting concluded with the group discussing the increase of remote-work, and that future housing locations and desired amenities have and may permanently change in response to telecommuting and COVID-19.

WORKSHOPS

The project team conducted two public workshops about the Housing Element Update. Due to the COVID-19 pandemic, all of the workshops were held remotely via Zoom Webinar. Participants were allowed to provide comments and questions through the Q&A tool, as well as complete interactive polls. Most webinar attendees lived owned single-family homes in North or East County, or in an incorporated City.

General comments by attendees included support for subsidized sanitary sewer connections, information about certain environmental constraints, such as fire risk, slopes, and floodplains. Commenters indicated a desire that new housing be consistent with the County’s Climate Action Plan, and that new projects should be compatible with the existing community.

COMMUNITY PLANNING AND SPONSOR GROUPS

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



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

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

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

At the November 7, 2020, Quarterly Training for the Community Planning and Sponsor Groups (CPG/CSG), County staff explained the purpose and scope of this most recent Housing Element update. The 26 CPG/CSGs represent a broad cross section of the community and provide input and recommendations to County staff, Planning Commission and Board of Supervisors. Additional CSG/CPG outreach included:

- 1/5/2021 – Sweetwater CPG
- 1/7/2021 – Boulevard CPG
- 1/11/2021 – Valley Center CPG
- 1/25/2021 – Campo/Lake Moreno CPG
- 2/19/2021 – Quarterly meeting with the Environmental Groups
- 2/25/2021 – Hidden Meadows CPG

OTHER ENGAGEMENT ACTIVITIES

Outreach with other groups included:



- 11/19/2020 – Land Development Technical Working Group
- 1/19/2021 - Regional San Diego Chamber
- 11/20/2020 – Business Industrial Association (BIA)
- 12/3/2020 - New Green Deal Association
- 12/17/2020 – San Diego Association of Realtors (SDAR)
- 1/19/2021 - Regional SD
- 1/21/2021 – Wildlife Habitat Collation
- 2/19/2021 – Business Industrial Association (BIA)
- 2/19/2021 – HHSA’s Unincorporated Rural Communities Telebriefing

2.3 OUTCOMES/POLICY IMPLICATIONS

KEY THEMES FROM ALL OUTREACH

- New housing should be planned near existing services and transit, and away from environmental constraints.
- The County should encourage a variety of housing types, including both multi-family and single-family unit options.
- The cost of homes is a significant constraint for housing choice in the unincorporated County.
- Many respondents felt that families, young adults, and persons experiencing homelessness face the greatest need for housing and related services.
- Facilitation of development of low and moderate-income housing should be prioritized.
- Ensure that development applications are reviewed and permitted in a timely manner.

KEY POLICY IMPLICATIONS

- Consider the adoption of a lower-income inclusionary housing program.
- Continue to implement the “Villages” strategy, where new housing is clustered in areas with access to jobs, transit, and commercial amenities.



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- Re-evaluate the process, timeline, and requirements for local "gap funding" for affordable housing.



3 KEY ISSUES

3.1 OVERVIEW

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

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

3.2 VILLAGE ISSUES

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

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



communities resist new types of higher-intensity development unless it includes parks, landscaping, and other amenities that help retain rural character.

In the unincorporated County, environmental conditions also limit development potential. Even within existing Village areas, unique environmental resources such as the vernal pools can limit development potential. The County also contains a Village area outside the CWA called Borrego Springs. Located next to Anza-Borrego State Park, this desert community includes a seasonal tourism-based economy that presents unique housing issues.

3.3 SEMI-RURAL AND RURAL LANDS ISSUES

Improving housing affordability in Semi-Rural and Rural Lands is a challenge because high-density housing is not compatible with the character in these locations. Semi-Rural and Rural areas often contain existing environmental resources, are farther from regional job centers, and may not be served by public infrastructure, all of which limit their ability to accommodate additional growth. To maintain the semi-rural character and pattern of development in these communities, residential growth is directed away from Rural and remote areas with minimal public services to areas where higher density and a less rural character is consistent with the existing pattern of development and the availability of public services. Housing-related issues include:

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



4 IMPLEMENTATION PLAN

Table 4-1: Implementation Plan

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.0	HOUSING						
3.1	Community Development						
3.1.1	Regional Housing Needs						
3.1.1.A	<u>Residential Sites Inventory for Regional Housing Needs Allocation (RHNA)</u> . Maintain land use policies that provide adequate sites for a variety of housing for the County's 6th Cycle RHNA of 6,700 units: ▪ Very Low Income – 1,834 units ▪ Low Income – 992 units ▪ Moderate Income – 1,165 units ▪ Above Moderate Income – 2,709 units	H-1.1	<u>PDS</u>	A-2	X		
3.1.1.B	<u>By-Right Approval for Projects with 20 Percent Affordable Units</u> . Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA Regional Housing Needs Allocation that represent a "reuse" of sites identified in the 4th Cycle and 5th Cycle Housing Elements.	H-1.1	<u>PDS</u>	B-2	X		

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6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.1.C	<u>Zoning Ordinance Amendments to Achieve Maximum Density.</u> Amend the Zoning Ordinance to facilitate development on sites identified in the Sites Inventory for the 6th Cycle RHNA. Specifically, establish minimum densities for multi-family districts at 70 percent of the maximum allowable densities, with the goal of achieving an average development density at 80 percent of the maximum allowable density.	H-1.1 H-1.2	<u>PDS</u>	B-2		X	
3.1.1.D	<u>Diversity of Land Use Designation and Building Type.</u> Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to: small lot single-family homes; tiny homes; detached condominium Projects; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; and mixed-use projects.	LU-3.1	<u>PDS</u>	A-2	X		
3.1.1.E	<u>Low to Moderate Inclusionary Ordinance.</u> Develop an Inclusionary Ordinance with pre-determined set asides applicable to all housing projects of all sizes above a minimum threshold including incentives and reforms to help facilitate construction of affordable housing for lower- and moderate-income households.	H-1.9 H-1.10	<u>PDS</u>	A-2		X	
3.1.1.F	<u>Objective Standards.</u> Pursuant to SB 330, the County will review its development standards and design guidelines applicable to urbanized Census Designated Places to ensure they are objective to facilitate the development of housing.	H-5.1 H-5.4	<u>PDS</u>	A-1	X		

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Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.1.G	<u>Residential Sites Inventory Monitoring</u> . Expand the County's Housing Production and Capacity Portal to monitor parcels included in the Residential Sites Inventory for this 2021-2029 Housing Element on a GIS mapping application designed for staff and public use, and available on the County's website. To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track: - Unit count and income/affordability assumed on parcels included in the sites inventory. - Actual units constructed and income/affordability when parcels are developed. - Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation.	H-1.1	<u>PDS</u>	A-2	X		
3.1.1.H	<u>Mixed-Use Zones</u> . The County will review the development code for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones.	H-1.2 H-1.6 H-1.7	<u>PDS</u>	B-2		X	
3.1.2	Village Development						
3.1.2.A	<u>Transit Nodes</u> . Work with transit agencies, San Diego Association of Governments, and developers to facilitate development within identified transit nodes. Specifically, establish comprehensive planning principles for transit nodes such as Buena Creek Sprinter Station in North County Metro.	H-1.3	<u>PDS</u>	A-3			X

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Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.2.B	<u>Community Planning</u> . Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.	H-1.6 H-1.7 H-1.8 H-1.10 H.2-1	<u>PDS</u>	A-3			X
3.1.3	Maximum Development Yield in Villages						
3.1.3.A	<u>Development Code Cleanups on Building Types</u> . Review the building types allowed in various districts in the Land Development Code to ensure that a range of housing types and densities can be achieved.	H-1.6 H-1.7 H-1.8	<u>PDS</u>	A-2		X	
3.1.4	Accessory Dwelling Units (ADUs)						
3.1.4.A	<u>Zoning Ordinance Amendments for Accessory Dwelling Units (ADUs)</u> . Amend the Zoning Ordinance to address multiple recent changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an ongoing basis and revise the Zoning Ordinance as appropriate.	H-3.7	<u>PDS</u>	B-1		X	
3.1.4.B	<u>Accessory Dwelling Unit (ADU) Construction</u> . Promote County incentives and tools available to facilitate ADU construction, including: ▪ Preapproved ADU site/floor plans available to the public free of charge. ▪ County Fee Waiver Program for ADUs (effective January 2019 through January 2024), which offers incentives above and beyond state law, to waive building permit fees, on-site	H-3.7 H-6.6	<u>PDS</u>	A-1		X	

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Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	wastewater fees, development impact fees, park fees, traffic impact fees, and drainage fees. - Annually monitor the development of ADUs, and by 2025, assess if additional strategies are needed to facilitate ADU development. Quantified Objectives: 250 ADUs annually over 8 years for 2,000 units						
3.1.4.C	<u>Affordable Accessory Dwelling Units (ADUs)</u> . Develop a program and pursue funding to spur the development of affordable housing through the construction of ADUs.	H-3.7	<u>HCDS</u> <u>PDS</u>	A-2			X
3.1.4.D	<u>Accessory Dwelling Unit (ADU) Subsidy</u> . Develop program to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income individuals or households in the unincorporated County.	H-3.7	<u>PDS</u>	A-2		X	
3.1.5	Energy Conservation						
3.1.5.A	<u>Build Green Incentive Program</u> . Offer reduced plan check times and plan check and building permit fees for projects that use resource-efficient construction materials, water conservation measures and increased energy efficiency in new and remodeled residential and commercial buildings. Quantified Objectives: 15 permits annually over 8 years for 120 permits	H-5.1 H-5.2	<u>PDS</u>	A-1	X		

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SECTION 4 ■ IMPLEMENTATION PLAN**

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.1.5.B	<u>Residential Solar Photovoltaic (PV) Building Permits</u> . Continue to waive the cost to plan check/permit a residential solar PV building permit. The County will continue to promote this program on the County website. Quantified Objectives: 5,000 residential solar PV building permits annually over 8 years for 40,000 permits	H-5.1	<u>PDS</u>	A-1	X		
3.2	Lower Income Housing Development						
3.2.1	Density Bonus Incentives						
3.2.1.A	<u>Density Bonus Ordinance Update</u> . On an ongoing basis, review and update the Density Bonus Ordinance to be consistent with state law. Specifically update ordinance to address the following: - AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households. - SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.	H-1.5 H-3.3 H-6.5	<u>PDS</u>	A-2		X	
3.2.1.B	<u>Density Bonus Projects</u> . Publicize density bonus incentives to developers through community events and information posted on PDS and HCDS websites.	H-1.5 H-3.3 H-6.6	<u>PDS</u> <i>HCDS</i>	A-1	X		

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SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

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					Ongoing	0-2 Years	2-7 Years
3.2.2	Expedited Permit Processing						
3.2.2.A	<u>Affordable Housing Projects</u> . Implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with Board Policy A-68 as well as SB 35 – Affordable Housing Streamlined Approval). Continue to explore ways to expedite affordable housing development.	H-5.2	<u>PDS</u>	A-1	X		
3.2.3	Affordable Housing Resources						
3.2.3.A	<u>Affordable Housing and Services Funds</u> . Funding strategies for affordable housing and supportive services include: - Allocate funding, through the Notice of Funding Availability (NOFA) or other competitive process, in an equitable manner for affordable housing development, acquisition, rehabilitation, and/or supportive services. Pursue funding programs (for construction/ permanent financing, operating subsidies, project-based vouchers, supportive services, etc.) available at the state and federal levels and explore local funding mechanisms for affordable housing and services. Specifically, target housing funds for persons with special needs, such as seniors, farm laborers, and persons with disabilities (including persons with developmental disabilities), and households with extremely low incomes. - Pursue strategies for expanding local affordable housing resources.	H-3.1	<u>HCDS</u> <i>PDS</i>	A-1	X		

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6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.2.3.B	<u>Inventory of Surplus Sites</u> . Coordinate with the DGS Real Estate Services Division and HCDS to update and maintain an inventory of surplus sites suitable for affordable housing. Annually evaluate the feasibility of using the surplus County sites for affordable housing.	H-1.1 H-6.4	<u>DGS</u> <u>PDS</u> <u>HCDS</u>	A-1	X		
3.2.4	Rental Assistance						
3.2.4.A	<u>Housing Choice Vouchers (HCV)</u> . Continue to provide HCVs, including other Office of Public and Indian Housing (PIH) funded vouchers, such as VASH, Mainstream, Family Unification Program, etc., to extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions within the service area of the local Public Housing Agency (PHA). Quantified Objectives: 6,000 extremely low- and very low-income households assisted with HCVs in the unincorporated area over 8 years. (Note: HCVs are available to income-eligible households PHA jurisdiction wide.)	H-3.1 H-3.8	<u>HCDS</u>	A-1	X		
3.2.4.B	<u>Tenant-Based Rental Assistance (TBRA)</u> . Continue to provide assistance to extremely low- and very low-income households.	H-3.1 H-3.8	<u>HCDS</u>	A-1	X		
3.2.4.C	<u>Outreach and Education to Landlords</u> Promote participation of current and new landlords in the Housing Choice Voucher (HCV) program through outreach and education.	H-3.8 H-6.6	<u>HCDS</u>	A-1	X		

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
Planning & Development Services (PDS); California Department of General Services (DGS)

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A-1 = Current/No Change

A-2 = Change/No Additional Resources

A-3 = Change/Additional Resources

B-1 = New/No Additional Resources

B-2 = New/Additional Resources



6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <u>Lead</u> <u>Support</u>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	Quantified Objectives: Engage 100 new and existing landlords annually through advertising and outreach events.						
3.2.5	Homebuyer Assistance						
3.2.5.A	<u>Down Payment and Closing Cost Assistance (DCCA) Program</u> Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs. Quantified Objectives: Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years.	H-3.1	<u>HCDS</u>	A-1	X		
3.3	Special Needs Housing						
3.3.1	Housing for the Homeless						
3.3.1.A	<u>Homeless Services Funding</u> . Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at risk of homelessness.	H-3.6	<u>HCDS</u>	A-1	X		
3.3.1.B	<u>Zoning Ordinance Amendments to Facilitate Shelter Development</u> . Pursuant to state law, amend the Zoning Ordinance to address the following recent changes to state law regarding housing for the homeless: - Low Barrier Navigation Centers (AB 101) - Emergency and Transitional Housing (AB 139)	H-3.6	<u>PDS</u>	B-1	X		

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6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.3.2	Housing for Persons with Disabilities						
3.3.2.A	<u>Zoning Ordinance Amendments to Facilitate Housing for Persons with Disabilities</u> . Pursuant to state law, amend the Zoning Ordinance to address the provision of supportive housing as a use by-right in zones where multi-family and mixed uses are permitted (AB 2162).	H-3.6	<u>PDS</u>	B-1		X	
3.4	Housing and Neighborhood Preservation						
3.4.1	Preservation of At-Risk Housing						
3.4.1.A	<u>Preservation of At-Risk Housing</u> . Work to preserve projects identified as at risk of converting to market-rate housing. Strategies include: - Monitoring project status annually. - Ensuring property owners comply with the extended noticing requirement (one-year Notice of Intent) under state law. - Include preservation as an eligible use in Notices of Funding Availability.	H-4.1 H-4.2	<u>HCDS</u>	A-1	X		
3.4.2	Residential Rehabilitation Programs						
3.4.2.A	<u>Single-Family Home Repair Program</u> . Continue to provide home repair assistance to homeowners. Facilitate health and safety, accessibility, and weatherization improvements and installation of energy-efficient systems through this program. Quantified Objectives:	H-4.1	<u>HCDS</u>	A-1	X		

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B-1 = New/No Additional Resources

A-2 = Change/No Additional Resources
B-2 = New/Additional Resources

A-3 = Change/Additional Resources



6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years.						
3.5	Community Participation						
3.5.1	Public Outreach						
3.5.1.A	<u>Public Education Programs.</u> Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	H-6.6	<u>HCDS</u>	A-1	X		
3.5.1.B	<u>Community Meetings and Workshops.</u> Facilitate and participate in community meetings and/or workshops to assist neighborhoods in identifying projects and pursuing funding for improvements, provide education/outreach, solicit input from the community, and address affordable housing needs and other housing concerns from members of the public. Quantified Objectives: 10 community engagements annually.	H-4.1 H-6.6	<u>HCDS</u>	A-1	X		
3.6	Affirmatively Furthering Fair Housing						
3.6.1	Regional Coordination						
3.6.1.A	<u>San Diego Regional Alliance for Fair Housing (SDRAFFH).</u> Participate in the SDRAFFH to coordinate regional responses to housing discrimination issues.	H-6.1 H-6.7	<u>HCDS</u>	A-1	X		

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A-2 = Change/No Additional Resources

A-3 = Change/Additional Resources

B-1 = New/No Additional Resources

B-2 = New/Additional Resources



6TH CYCLE HOUSING ELEMENT UPDATE SECTION 4 ■ IMPLEMENTATION PLAN

Table 4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.6.2	Fair Housing Services						
3.6.2.A	<u>Fair Housing Services</u> . Allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint resolution and referrals, testing, and tenant/landlord counseling. Quantified Objectives: 250 persons assisted with fair housing services annually for 2,000 persons over 8 years.	H-6.7	<u>HCDS</u>	A-1	X		
3.6.3	Fair Housing Education						
3.6.3.A	<u>Publicize Fair Housing Litigation</u> . Encourage fair housing service providers to provide press releases to local media on outcomes of fair housing complaints and litigation.	H-6.6	<u>HCDS</u>	B-1	X		
3.6.3.B	<u>Random Testing</u> . Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	H-6.7	<u>HCDS</u>	A-1	X		

County Health and Human Services Agency, Housing and Community Development Services (HCDS);
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B-1 = New/No Additional Resources

B-2 = New/Additional Resources



5 GOALS AND POLICIES FOR HOUSING ELEMENT

HOUSING DEVELOPMENT

GOAL H-1

Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.

Policies

H-1.1 Sites Inventory for Regional Housing Needs Assessment (RHNA). Maintain an inventory of residential sites that can accommodate the RHNA throughout the Housing Element planning period, tracking the no-net-loss of sites, pursuant to state law.

H-1.2 Development Intensity Relative to Permitted Density. Encourage a development intensity of at least 80 percent of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, in close proximity to job centers, and where public services and infrastructure are available.

H-1.4 Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups in close proximity to complementary commercial and institutional uses and services.

H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.

H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for a variety of housing types, including small-lot single-family, duplex, triplex, and other multi-family building types in Villages.

H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural areas that includes a range of lot sizes to improve housing choice.

H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project.

H-1.10 Amenities in Large-Scale 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.

GOAL H-2

Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.

Policies

H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. (See applicable community plan for possible relevant policies.)

H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.

HOUSING AFFORDABILITY

GOAL H-3

Housing Affordability for All Economic Segments. Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower-income households and households with special needs.

Policies

H-3.1 Funding to Expand Affordable Housing. Pursue funding from federal, State, and local sources to expand affordable housing opportunities within the unincorporated County.



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

H-3.2 Equitable Share of Funding. Advocate for an equitable share of available housing funds for subsidizing affordable housing development within unincorporated County areas.

H-3.3 Density Bonus as a Tool to Develop Affordable Housing. Provide a local density bonus program to encourage the development of housing affordable to lower-income households and special needs households.

H-3.4 Housing for Moderate-Income Families in Villages. Facilitate the production of housing for moderate-income families in Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.

H-3.5 Incentives for Developments with Lower-Income Housing. Provide zoning and other incentives to support developments that incorporate housing for lower-income households or households with special needs.

H-3.6 Housing for Special Needs Populations. Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

H-3.7 Alternative Affordable Housing Options. Provide programs that support the development of alternative types of affordable housing such as farmworker housing, accessory dwelling units, manufactured or mobile homes, tiny homes, shared housing, and employee or workforce housing.

H-3.8 Housing Services Support. Continue to provide fair housing and tenant/landlord services to residents, housing providers, and housing professionals throughout the unincorporated area pursuant to federal and State fair housing laws.

H-3.9 Water and Sewer Priority. Pursuant to state law, work with water and sewer service providers to prioritize the provision of water and sewer services to affordable housing developments in the event that a rationing system is in place.

AFFORDABLE HOUSING PRESERVATION

GOAL H-4

Affordable Housing Preservation. Programs that conserve housing currently available and affordable to lower-income households, and programs that prevent or reverse deterioration in areas exhibiting symptoms of physical decline.



Policies

H-4.1 Rehabilitation and Revitalization Strategies. Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.

H-4.2 Redevelopment of Deteriorated Housing. Encourage and support residential redevelopment in areas characterized by deteriorated housing.

GOVERNMENTAL CONSTRAINTS

GOAL H-5

Constraints on Housing Development. Governmental policies or regulations that do not unnecessarily constrain the development, improvement, or conservation of market-rate or affordable housing.

Policies

H-5.1 Periodic Review of Housing Regulations. Periodically review and, if appropriate, revise development standards, regulations, and procedures to facilitate the development of housing, with priority given to low- and moderate-income households and households with special needs.

H-5.2 Permit Processing Time. Reduce permit processing time and costs for projects with priority given to projects that produce housing for lower-income households.

H-5.3 Fire Protection. Work with local fire agencies to improve fire protection for multi-story construction.

H-5.4 Flexibility in Regulations. Modify regulations, as appropriate, to streamline regulatory processes, remove unnecessary obstacles to planned densities, and provide flexibility so that development can respond to the unique characteristics of town center areas.

DELIVERY OF HOUSING SERVICES

GOAL H-6

Delivery of Housing Services. An institutional framework that effectively delivers housing services and programs to implement the goals, policies, and programs of this Housing Element.

Policies

H-6.1 Coordinated Delivery of Programs. Coordinate delivery of housing programs and services among various County departments and regional organizations.



6TH CYCLE HOUSING ELEMENT UPDATE

SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

H-6.2 Ongoing Implementation Monitoring. Monitor progress in implementing the goals and objectives adopted in this Housing Element through the Annual Housing Element Progress Report to the California Department of Housing and Community Development.

H-6.3 Legislation That Recognizes Challenges of Unincorporated Communities. Pursue State-level housing and land use legislation that recognizes the diversity of unincorporated communities and the associated challenges faced by county governments.

H-6.4 Affordable Housing on Suitable County-Owned Properties. Facilitate the development of affordable housing on suitable, County-owned surplus properties.

H-6.5 Redevelopment Districts as a Source of Revenue for Affordable Housing.³ Pursue and support State legislation to reinstate redevelopment or similar mechanisms as a tool for generating revenues for neighborhood revitalization and affordable housing.

H-6.6 Outreach for Affordable Housing. Promote the production and acceptance of affordable housing through educational outreach to developers, nonprofit housing groups, the public, community groups, other jurisdictions, and County staff.

H-6.7 Affirmatively Furthering Fair Housing. Ensure that the implementation of housing programs and delivery of housing services are conducted in a manner that promotes equal access to housing and opportunities.

³ Pursuant to Assembly Bill (AB) 26, as of February 1, 2012, all California redevelopment agencies were dissolved. Policy H-6.5 has been retained in the event that redevelopment or a similar program becomes available sometime in the future.



6TH CYCLE HOUSING ELEMENT UPDATE
SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

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Appendix A: **Housing Needs Assessment**



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX A ■ HOUSING NEEDS ASSESSMENT**

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APPENDIX A ■ HOUSING NEEDS ASSESSMENT**

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HOUSING NEEDS ASSESSMENT

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

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

- 2010 US Census and American Community Survey (ACS) - 2014-2018¹
- San Diego Association of Governments Data Surfer
- California Department of Finance Population and Housing Estimates
- Employment Development Department, Labor Market Statistics
- US Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data
- Regional Task Force of the Homeless, Regional Homeless Profile
- HUD Affirmatively Furthering Fair Housing Mapping Data – Opportunity Index
- Home Mortgage Disclosure Act (HMDA) data – 2018
- County of San Diego Consolidated Plan
- Regional Analysis of Impediments to Fair Housing Choice
- County of San Diego GIS data

Specific sources are referenced in each table or footnoted.

The unincorporated County is divided into 24 community planning areas (CPAs) and includes within its boundaries several areas that are not subject to County land use authority. The entire planning area of Barona consists of an Indian reservation and there are 17 other reservations within the remaining CPAs. Camp Pendleton, the nation's busiest military base, is located in the planning area of Pendleton-DeLuz, and the vast majority of the population in Otay comes from

¹ At the time of the Housing Element preparation, the 2020 Census results were not yet available. Furthermore, the Census now contains only limited data. Detailed demographic data are available through the American Community Survey (ACS). The most updated ACS available at the time was the 2014-2018 five-year estimates. This ACS data is consistent with data available from SANDAG to assist local jurisdictions in updating the Housing Element.



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX A ■ HOUSING NEEDS ASSESSMENT

three correctional facilities: East Mesa Detention Facility, George F. Bailey Detention Facility, and State Donovan Correctional Facility.

DEMOGRAPHIC PROFILE

POPULATION TRENDS

Population Growth

According to the ACS Five-Year Estimates (2014-2018), the unincorporated area of San Diego County had a population of 513,123, comprising about 15 percent of the total County population. Between 2010 and 2018, population in the unincorporated area grew by more than 5 percent, which was lower than the overall County's population growth of 8 percent.

Table A-1: Population Trends: 2010-2018

CPA	Population			Percent Change		%Uninc. Area 2018
	2010	2015	2018	2010-2015 (5 Years)	2010-2018 (8 Years)	
Alpine	17,132	18,107	18,095	5.7%	5.6%	3.5%
Barona	591	772	769	30.6%	30.1%	0.1%
Bonsall	9,965	10,255	10,343	2.9%	3.8%	2.0%
Central Mountain	4,704	5,119	5,434	8.8%	15.5%	1.1%
County Islands	2,271	2,174	2,151	-4.3%	-5.3%	0.4%
Crest-Dehesa	9,999	10,234	10,183	2.4%	1.8%	2.0%
Desert	4,375	5,094	5,075	16.4%	16.0%	1.0%
Fallbrook	43,592	45,433	44,958	4.2%	3.1%	8.8%
Jamul-Dulzura	9,861	9,976	9,643	1.2%	-2.2%	1.9%
Julian	2,938	3,508	3,584	19.4%	22.0%	0.7%
Lakeside	73,473	76,786	77,467	4.5%	5.4%	15.1%
Mountain Empire	7,620	8,022	8,076	5.3%	6.0%	1.6%
North County Metro	43,004	43,511	44,022	1.2%	2.4%	8.6%
North Mountain	3,036	3,533	3,719	16.4%	22.5%	0.7%
Otay	7,621	7,302	7,902	-4.2%	3.7%	1.5%
Pala-Pauma	6,054	5,861	5,847	-3.2%	-3.4%	1.1%
Pendleton-DeLuz	38,192	42,875	44,422	12.3%	16.3%	8.7%
Rainbow	2,109	20,067	2,075	851.5%	-1.6%	0.4%
Ramona	35,729	36,563	36,047	2.3%	0.9%	7.0%



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX A ■ HOUSING NEEDS ASSESSMENT

Table A-1, continued

CPA	Population			Percent Change		%Uninc. Area 2018
	2010	2015	2018	2010-2015 (5 Years)	2010-2018 (8 Years)	
San Dieguito	29,795	34,724	35,978	16.5%	20.8%	7.0%
Spring Valley	62,323	63,833	63,808	2.4%	2.4%	12.4%
Sweetwater	13,001	12,914	12,964	-0.7%	-0.3%	2.5%
Valle De Oro	40,593	42,024	42,025	3.5%	3.5%	8.2%
Valley Center	18,626	18,485	18,536	-0.8%	-0.5%	3.8%
Unincorporated Area	486,604	527,172	513,123	8.3%	5.4%	100.0%
San Diego County	3,095,313	3,264,449	3,337,456	5.5%	7.8%	-

SOURCE: SANDAG, Current Estimates 2010, 2015, 2018 (data extracted 07/2020).

Table A-1: Population Trends: 2010-2018 shows population by CPA. In 2018, the CPAs with the highest estimated populations and largest share of the unincorporated County population included Lakeside (15 percent), Spring Valley (12 percent), Fallbrook (9 percent), and North County Metro (9 percent). Pendleton-DeLuz has a significant population (9 percent) but group quarters at Camp Pendleton account for nearly 40 percent of the total. Between 2010 and 2018, the CPAs with the largest estimated percentage increase in population were Barona (30 percent), North Mountain (23 percent), and Julian (22 percent). These CPAs are relatively small with populations of less than 4,000.

The CPAs with the lowest populations included Barona, Rainbow, and County Islands. The County Islands CPA is located in an urban area, but relative to the other unincorporated communities, its population is small because it covers small geographical areas. Six CPAs saw a small decrease in population between 2010 and 2018, ranging from 0.3 percent in Sweetwater to 5.3 percent in County Islands. The entire planning area of Barona is within the Barona Reservation where the County has no land use authority.

Projected Population

From 2018 to 2050, population in the unincorporated area is expected to increase 26 percent, from 513,123 to 647,233. *Table A-2: 2018 US Census and Projected Population: 2050* shows the projected population in the unincorporated area for 2018, 2030, 2040, and 2050. CPAs that are projected to experience the highest percentage of population growth by 2050 include County Islands (133 percent), Pala-Pauma (54 percent), Valley Center (49 percent), and Jamul-Dulzura (49 percent). Otay is also expected to increase by 81 percent. This population increase may be aided by the Otay 250 project, which could potentially result in approximately 3,158 housing units. CPAs that are projected to experience limited population growth include Julian (9 percent), Crest-



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX A ■ HOUSING NEEDS ASSESSMENT

Dehesa (8 percent), San Dieguito (8 percent), Valle De Oro (3 percent), and North Mountain (1 percent). Barona (-26 percent) and Pendleton-DeLuz (-37 percent) are projected to experience decreases in population.

Table A-2: 2018 US Census and Projected Population: 2050

CPA	Estimate	Population Projection			Percent Change			
	2018	2030	2040	2050	2018-30	2030-40	2040-50	2018-50
Alpine	18,095	21,018	22,269	23,841	16.2%	6.0%	7.1%	31.8%
Barona	769	571	565	569	-25.8%	-1.1%	0.7%	-26.0%
Bonsall	10,343	13,549	14,459	14,306	31.0%	6.7%	-1.1%	38.3%
Central Mountain	5,434	5,962	6,363	6,041	9.7%	6.7%	-5.1%	11.2%
County Islands	2,151	2,959	3,827	5,013	37.6%	29.3%	31.0%	133.1%
Crest-Dehesa	10,183	10,908	10,999	10,995	7.1%	0.8%	0%	8.0%
Desert	5,075	5,876	6,295	7,312	15.8%	7.1%	16.2%	44.1%
Fallbrook	44,958	52,700	56,675	57,215	17.2%	7.5%	1.0%	27.3%
Jamul-Dulzura	9,643	12,859	13,710	14,317	33.4%	6.6%	4.4%	48.5%
Julian	3,584	3,831	3,978	3,900	6.9%	3.8%	-2.0%	8.8%
Lakeside	77,467	98,806	102,389	106,633	27.6%	3.6%	4.1%	37.7%
Mountain Empire	8,076	10,352	10,768	11,651	28.2%	4.0%	8.2%	44.3%
North County Metro	44,022	58,486	62,788	64,351	32.9%	7.4%	2.5%	46.2%
North Mountain	3,719	3,624	3,928	3,749	-2.6%	8.4%	-4.6%	0.8%
Otay	7,902	13,506	13,920	14,312	70.9%	3.1%	2.8%	81.1%
Pala-Pauma	5,847	8,067	8,906	9,026	38.0%	10.4%	1.4%	54.4%
Pendleton-DeLuz	44,422	44,867	44,642	27,924	1.0%	-0.5%	-37.5%	-37.2%
Rainbow	2,075	2,675	2,857	2,843	28.9%	6.8%	0.5%	37.0%
Ramona	36,047	41,832	44,219	45,704	16.1%	5.7%	3.4%	26.8%
San Dieguito	35,978	36,943	38,589	38,983	2.7%	4.5%	1.0%	8.4%
Spring Valley	63,808	70,132	71,614	71,742	9.9%	2.1%	0.2%	12.4%
Sweetwater	12,964	14,439	15,133	15,680	11.4%	4.8%	3.6%	21.0%
Valle De Oro	42,025	43,654	43,681	43,458	3.9%	0.1%	-0.5%	3.4%
Valley Center	18,536	24,561	26,022	27,531	32.5%	6.0%	5.8%	48.5%
Unincorporated Area	513,123	600,648	627,055	647,233	17.1%	4.4%	3.2%	26.1%
San Diego County	3,337,456	3,741,666	3,937,281	3,949,115	12.1%	5.2%	0.3%	18.3%



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Table A-2, continued

SOURCES: US Census Bureau (data extracted 07/2020). SANDAG, Current Estimates (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020). Note: This forecast was accepted by the SANDAG Board of Directors in October 2013 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The Series 13 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, and potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2012 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

AGE CHARACTERISTICS

Housing demand within the market is often influenced by the housing preferences of certain age groups. *Table A-3: Age Distribution: 2018* shows the 2018 median age in the unincorporated area was 36.4, equivalent to the countywide median.

Table A-3: Age Distribution: 2018

CPA	0 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+	Median Age 2010	Median Age 2018
Alpine	24.6%	12.9%	11.6%	11.2%	14.3%	13.7%	7.8%	3.9%	42.6	40.8
Barona	30.4%	15.6%	13.5%	10.7%	10.8%	8.8%	7.7%	2.5%	39.3	32.5
Bonsall	23.6%	12.7%	12.2%	11.0%	13.6%	12.9%	8.5%	5.5%	44	41.4
Central Mountain	24.3%	13.8%	11.3%	10.2%	12.9%	15.0%	9.0%	3.6%	47.3	40.6
County Islands	35.7%	15.0%	11.6%	11.7%	10.8%	7.9%	4.3%	3.0%	30.9	29.5
Crest-Dehesa	26.3%	12.2%	12.1%	10.2%	13.7%	14.0%	7.7%	3.8%	43.1	39.5
Desert	20.5%	13.0%	11.5%	8.6%	11.0%	14.5%	12.7%	8.2%	55.2	46
Fallbrook	26.2%	13.0%	11.9%	10.9%	12.7%	12.3%	8.3%	4.7%	39.5	39
Jamul-Dulzura	26.5%	12.5%	11.0%	11.0%	14.3%	13.5%	7.4%	3.9%	44.3	40.1
Julian	24.1%	12.1%	10.4%	9.4%	11.8%	16.5%	10.7%	5.0%	52	44
Lakeside	26.3%	12.8%	12.4%	11.6%	13.9%	12.1%	7.0%	3.9%	37.6	38.8
Mountain Empire	27.5%	13.6%	11.2%	11.2%	12.5%	12.7%	7.4%	4.0%	40.4	38
North County Metro	25.9%	12.6%	11.7%	11.3%	13.4%	12.7%	7.7%	4.6%	42.5	39.8
North Mountain	22.5%	14.3%	11.9%	9.9%	11.0%	13.3%	11.3%	5.9%	51.4	41.3
Otay	7.6%	30.0%	25.7%	22.7%	10.3%	2.5%	0.4%	0.9%	34.7	34.5
Pala-Pauma	26.4%	14.5%	12.4%	11.1%	13.3%	12.3%	6.9%	3.1%	36.8	37.3
Pendleton-DeLuz	30.4%	39.1%	10.8%	6.8%	5.2%	4.2%	2.2%	1.3%	21.9	23.1
Rainbow	22.7%	15.4%	12.4%	10.5%	13.1%	12.4%	9.3%	4.2%	42.9	39.5
Ramona	26.4%	12.8%	11.7%	11.5%	14.3%	13.0%	6.9%	3.5%	39.7	39.3
San Dieguito	28.2%	12.8%	10.8%	12.8%	13.6%	11.6%	6.6%	3.4%	38.6	38.3



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Table A-3, continued

CPA	0 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+	Median Age 2010	Median Age 2018
Spring Valley	30.1%	14.0%	12.8%	12.1%	12.4%	10.1%	5.4%	3.2%	33.6	34.6
Sweetwater	26.5%	13.6%	12.8%	12.2%	12.1%	11.6%	7.2%	4.0%	40.8	37.7
Valle De Oro	24.4%	13.1%	12.1%	11.2%	13.6%	13.5%	7.5%	4.5%	42.8	40.3
Valley Center	25.5%	13.2%	11.6%	11.0%	13.5%	13.2%	7.7%	4.4%	42	39.7
Unincorporated Area	26.6%	15.6%	12.1%	11.2%	12.6%	11.5%	6.7%	3.8%	36.4	36.4
San Diego County	27.0%	14.3%	13.7%	12.5%	12.4%	10.4%	6.0%	3.7%	34.7	36.4

SOURCES: 2010 US Census. 2014-2018 ACS five-year estimates.

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

None of the CPAs had significantly higher proportions of mature adult and elderly persons. CPAs with the highest median age estimates include Desert (46), Julian (44), Bonsall (41.4), and North Mountain (41.3). CPAs with younger populations than the countywide median were County Islands (29.5), Barona (32.5), Otay (34.5), and Spring Valley (34.6). Pendleton-DeLuz had the lowest median of 23.1, due to the military population.

RACIAL/ETHNIC COMPOSITION

In 2010, according to the 2010 US Census, Hispanics accounted for 25.5 percent of the population in the unincorporated area. By 2018, this proportion increased to an estimated 30 percent. White and Black populations experienced decreases and the Asian and Pacific Islander population experienced a slight increase in the unincorporated area during the same period. *Table A-4: Population by Race and Hispanic Origin: 2018* illustrates the race/ethnic composition of residents by CPA estimated in 2018.

Table A-4: Population by Race and Hispanic Origin: 2018

CPA	Hispanic	Non-Hispanic					
	All Races	White	Black	American Indian	Asian/Pacific Isl.	Other Race	Two or More Races
Alpine	16.4%	74.8%	1.6%	0.7%	3.7%	0.3%	2.9%
Barona	22.8%	65.9%	0.4%	5.3%	2.6%	0.0%	3.0%
Bonsall	28.3%	58.8%	3.1%	0.3%	6.4%	0.2%	3.0%
Central Mountain	24.6%	68.1%	1.1%	1.0%	2.2%	0.2%	3.0%



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CPA	Hispanic	Non-Hispanic					
	All Races	White	Black	American Indian	Asian/ Pacific Isl.	Other Race	Two or More Races
County Islands	72.8%	12.3%	5.9%	0.5%	5.7%	0.1%	2.8%
Crest-Dehesa	23.1%	67.3%	1.7%	0.7%	3.8%	0.1%	3.5%
Desert	17.8%	72.2%	3.7%	0.3%	1.7%	0.1%	4.4%
Fallbrook	37.3%	52.3%	2.6%	0.6%	4.7%	0.2%	2.5%
Jamul-Dulzura	30.5%	58.0%	2.2%	0.6%	6.3%	0.3%	2.5%
Julian	19.6%	73.3%	1.0%	1.1%	2.6%	0.2%	2.5%
Lakeside	25.6%	63.8%	2.7%	0.7%	3.7%	0.2%	3.5%
Mountain Empire	42.4%	49.1%	2.6%	1.5%	2.1%	0.1%	2.2%
North County Metro	28.0%	58.2%	2.5%	0.4%	7.2%	0.2%	3.6%
North Mountain	20.4%	66.3%	1.6%	4.0%	4.8%	0.1%	2.9%
Otay	41.0%	29.9%	25.4%	0.6%	2.6%	1.8%	0.5%
Pala-Pauma	34.0%	52.7%	1.5%	3.9%	5.3%	0.2%	2.6%
Pendleton-De Luz	25.5%	58.7%	8.6%	0.8%	4.0%	0.2%	2.5%
Rainbow	34.8%	56.7%	1.6%	0.9%	4.2%	0.2%	1.8%
Ramona	26.9%	64.3%	1.7%	0.5%	3.6%	0.2%	3.0%
San Dieguito	13.4%	54.8%	2.0%	0.6%	24.5%	0.3%	4.7%
Spring Valley	45.4%	31.8%	10.3%	0.3%	8.7%	0.2%	3.4%
Sweetwater	50.0%	29.6%	3.8%	0.3%	12.7%	0.1%	3.6%
Valle De Oro	25.8%	61.2%	4.5%	0.4%	4.6%	0.2%	3.5%
Valley Center	24.8%	63.5%	1.0%	1.3%	5.8%	0.2%	3.7%
Unincorporated Area	29.6%	55.5%	4.4%	0.7%	6.6%	0.2%	3.3%
San Diego County	34.6%	45.8%	4.4%	0.5%	11.4%	0.2%	3.4%

SOURCE: SANDAG, Current Estimates, 2018 (data extracted 07/2020).

Most CPAs have similar race/ethnic compositions; however, the County Islands CPA was predominantly Hispanic (73 percent). In a few other CPAs, the Hispanic population exceeded 40 percent: Otay (41 percent), Mountain Empire (42 percent), Spring Valley (45 percent), and Sweetwater (50 percent). *Table A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018* displays the age characteristics of each race/ethnic group. Those who are 25 and under account for the highest proportion of the population in each group and countywide. However, the distribution of age groups varies between racial and ethnic groups. The Hispanic population is composed of 47 percent under the age of 25 and 7 percent 65 and older, compared to the White population with 29 percent under 25 and 22 percent 65 and older.



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The median age of “All Other” races (Non-Hispanic) is the lowest at 22. This is followed by the Hispanic population with a median age of 27.1 and the Non-Hispanic Black population with a median age of 31.3. The Non-Hispanic White population has the highest median age at 44.

Table A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018

Age Group	Hispanic		Non-Hispanic									
	All Races		White		Black		American-Indian		Asian & Pacific Islanders		All Other	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Under 25	71,105	47.0%	82,886	29.2%	8,915	39.9%	1,050	30.9%	9,971	29.4%	10,031	56.2%
25-44	39,336	26.0%	62,049	21.8%	6,282	28.1%	1,019	30.0%	9,151	27.0%	4,270	23.9%
45-64	30,204	20.0%	77,910	27.4%	5,147	23.0%	915	26.9%	9,466	27.9%	2,611	14.6%
65+	10,670	7.1%	61,481	21.6%	1,993	8.9%	417	12.3%	5,312	15.7%	932	5.2%
Total	151,315	100%	284,326	100%	22,337	100%	3,401	100%	33,900	100%	17,844	100%
Median Age	27.1		44.0		31.3		37.5		40.8		22.0	

SOURCE: SANDAG, 2018 Estimates (data extracted 07/2020).

Approximately 10 percent (48,169 persons) of the unincorporated County’s population lived below the poverty level in 2018. *Table A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018* illustrates the percentage of each race that is estimated to be below the poverty level within the unincorporated County in 2018.⁵ While Whites as a race made up the largest share (72 percent) of the unincorporated County’s poverty population, Whites as a race had the second lowest poverty rate (9 percent) of all races in the unincorporated County in 2018. Asian had the lowest poverty rate at 4.7 percent. However, Asians represent a fairly small proportion of the unincorporated County population at less than 7 percent. Even when Hispanic Whites are excluded from the White alone population, Non-Hispanic Whites still make up the largest share (47 percent) of the unincorporated County’s poverty population, but only 8 percent of the non-Hispanic White population was living in poverty.

By contrast, over 38 percent of unincorporated County residents below the poverty level are of Hispanic origin. Non-White races tend to have a higher rate of poverty. Nearly 18 percent of the Black/African American population and 16 percent of the American Indian population are below the poverty level.

⁵ The US Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than the corresponding threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U).



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Table A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018

	Population Below Poverty Level Within Each Race	Percent of Population Below Poverty Level Within Each Race	Each Race's Share of the Poverty Population
Race			
White alone ¹	34,591	9.1%	71.8%
Black or African American alone	3,077	17.5%	6.4%
American Indian and Alaska Native alone	1,030	16.0%	2.1%
Asian alone	1,353	4.7%	2.8%
Native Hawaiian and Other Pacific Islander alone	275	12.2%	0.6%
Some other race alone	5,009	19.9%	10.4%
Two or more races	2,834	11.6%	5.9%
Total Considered Below Poverty Level	48,169	10.0%	100.0%
Ethnicity			
Hispanic/Latino Origin (of any race)	18,482	14.0%	38.4%
Non-Hispanic White (White alone, not Hispanic/Latino) ²	22,564	8.0%	46.8%

SOURCE: 2014-2018 American Community Survey Table: S1701: Poverty Status in the Past 12 Months.

1: White alone refers to people who reported White and did not report any other race category.

2: White alone, not Hispanic or Latino are individuals who responded "No, not Spanish/Hispanic/Latino" and who reported "White" as their only entry in the race question.

HOUSEHOLD PROFILE

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

HOUSEHOLD TYPE

According to the 2014-2018 ACS, the number of households in the unincorporated area increased to 160,056 (*Table A-7: Household Type—Unincorporated County and San Diego County: 2018*) from 159,339 households in 2010. Of those households, a majority (76 percent) were families. The unincorporated area had a higher percentage of family households, including those with children under 18, than San Diego County as a whole (67 percent). Non-family and single households accounted for a higher percentage in the County. The unincorporated area had a slightly larger average household size than the entire County, but the two were comparable.



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Table A-7: Household Type—Unincorporated County and San Diego County: 2018

Household Type	Unincorporated		County of San Diego	
	Households	Percent	Households	Percent
Total Households	160,056	100%	1,118,980	100.0%
Families	121,849	76.1%	753,761	67.4%
- with children under 18	50,032	31.3%	335,189	30.0%
Non-Family Households	38,207	23.9%	365,219	32.6%
Single Living Alone	29,576	18.5%	265,198	23.7%
Average Household Size	2.93		2.83	

SOURCES: 2014-2018 American Community Survey 5-Year Estimates Table S1101: Households and Families. SANDAG, 2018 Estimates (data extracted 07/2020).

HOUSEHOLD INCOME

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

For planning and funding purposes, the State HCD categorizes households into five income groups based on the County area median income (AMI):

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

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

Household Income by Household Type

Income data based on the 2014-2018 ACS provides an overview of income distribution by tenure in the County unincorporated area.



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Table A-8: Household Income by Tenure—Unincorporated County: 2018

Households	Total Households	Income Limit (2018)	US Census Category	% of Households
Owner Households				
Extremely Low ($\leq 30\%$ AMI)	6,788	\$20,450	less than \$20,000	6.3%
Very Low (31-50% AMI)	7,862	\$34,100	\$20,000 to \$34,999	7.3%
Low (51-80% AMI)	9,347	\$54,500	\$35,000 to \$49,999	8.6%
Moderate (81-120% AMI)	15,494	\$68,700	\$50,000 to \$74,999	14.3%
Above Moderate ($> 120\%$ AMI)	67,643	$> \$68,700$	$> \$75,000$	62.5%
Zero or negative income	1,013	-	-	0.9%
Total Owners	108,147	-	-	100.0%
Renter Households				
Extremely Low ($\leq 30\%$ AMI)	6,455	\$20,450	less than \$20,000	12.4%
Very Low (31-50% AMI)	8,977	\$34,100	\$20,000 to \$34,999	17.3%
Low (51-80% AMI)	8,512	\$54,500	\$35,000 to \$49,999	16.4%
Moderate (81-120% AMI)	10,482	\$68,700	\$50,000 to \$74,999	20.2%
Above Moderate ($> 120\%$ AMI)	14,236	$> \$68,700$	$> \$75,000$	27.4%
Zero or negative income	692	-	-	1.3%
No cash rent	2,555	-	-	4.9%
Total Renters	51,909	-	-	-
Total	160,056	-	-	-

SOURCES: 2014-2018 American Community Survey Table B25106: Tenure by housing costs as a percentage of household income. SANDAG 2050 Regional Growth Forecast, 2020 Projections. State of California, Department of Housing and Community Development, State Income Limits for 2018.

Note: One-person household income limits used.

According to ACS data, 8 percent (13,243) of the total households in the unincorporated area were extremely low income, about 10.5 percent (16,839) were very low income, and 11 percent (17,859) were low income (*Table A-8: Household Income by Tenure—Unincorporated County: 2018*). Renter households had a higher proportion (46 percent) of lower-income households, compared to owner households (22 percent).

Households Below the Poverty Level

The US Census Bureau uses income thresholds that vary by family size to determine whether an individual or family is in poverty. If a family's total income is less than the determined poverty level, that individual and every member in that family is considered to be in poverty. The poverty



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threshold for 2019 for a family of four with two related children under the age of 18 is \$25,926. A complete chart of poverty level by household size can be found in the US Census records.⁶

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

Table A-9: Poverty by Age of Householder—Unincorporated County: 2018

Age of Householder	Total Households	Households Below Poverty Level	Percent of Households Below Poverty Level
Under 25	5,075	713	14.0%
25-44	46,001	5,328	11.6%
45-64	64,678	5,220	8.1%
65+	44,302	3,050	6.9%
Total	160,056	14,311	8.9%

SOURCE: 2014-2018 American Community Survey Table B17017: Poverty Status in the Past 12 Months by Household Type by Age of Householder.

According to the 2014-2018 ACS, 14 percent of households under age 25 were below the poverty level, along with about 12 percent of households between the ages of 25 and 44, 8 percent of households aged 45 to 64, and 7 percent of elderly households (aged 65 and over). This data appears to be consistent with *Table A-5: Population by Race, Ethnicity, and Age—Unincorporated County: 2018* and *Table A-6: Poverty by Race and Ethnicity—Unincorporated County: 2018*, which illustrate that Hispanics and non-White races tend to have a larger percentage of the population under the age of 25 and a higher rate of poverty.

RESIDENTS WITH SPECIAL NEEDS

Certain special needs groups may have more difficulty in obtaining adequate and affordable housing due to their special circumstances, and lack of housing that caters to their needs. Identifying special needs is necessary to understanding regional housing needs and devising appropriate programs and actions.

ELDERLY

Elderly persons may benefit from additional housing services and living arrangements that can accommodate their changing needs and allow them to age in place. About 22 percent of the residents in the unincorporated area were age 60 and older (see *Table A-3*). CPAs with the highest percent of elderly residents included Desert (35 percent), Julian (32 percent), and North Mountain

⁶ US Census Bureau. 2019. Poverty Thresholds. <https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html>. Accessed July 2020.



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(30.5 percent). Approximately 44,302 households in the unincorporated area were headed by elderly persons (see *Table A-9*).

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

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

Resources Available: The County's Health and Human Services Agency, Housing and Community Development Services (HCDS) administers a wide array of housing programs to provide adequate and affordable housing for County residents, which includes senior households. Examples include funding for acquisition, construction, and rehabilitation of affordable housing, rental assistance programs, and home repair programs. Planning & Development Services (PDS) also provides development incentives such as density bonuses and expedited permit processing for affordable housing developments.

LARGE HOUSEHOLDS

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

Large households are considered a special needs group because of the general lack of adequately sized affordable housing. On a per capita basis, large households also tend to have lower disposable income for housing compared to other household types. Large households require adequately sized housing at affordable costs. A location within proximity to public transportation, services, and community facilities also tends to be important. *Table A-10: Household Size by Tenure – Unincorporated County and San Diego County: 2018* shows that 13 percent of all households in the unincorporated area have five or more persons. Renters (15 percent) have a slightly higher proportion of large households compared to owners (12 percent). The most common household



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size in the unincorporated area is a two-person household (35.3 percent). This trend is consistent with the regional trends of large households. According to the 2014-2018 ACS, approximately 12 percent of households in San Diego County had five or more people in 2018, and 11 percent of owners and 12.5 percent of renters were large households. Like the unincorporated County, the most common household size was two persons for owners (36 percent) and renters (29 percent).

**Table A-10: Household Size by Tenure – Unincorporated
County and San Diego County: 2018**

Household Size	Owners		Renters		Totals	
	Households	%	Households	%	Households	%
Unincorporated County						
1-person	18,850	17.4%	10,770	20.7%	29,620	18.5%
2-person	42,335	39.1%	14,206	27.4%	56,541	35.3%
3-person	18,073	16.7%	9,932	19.1%	28,005	17.5%
4-person	15,440	14.3%	9,181	17.7%	24,621	15.4%
5+ person	13,449	12.4%	7,820	15.1%	21,269	13.3%
Total Households	108,147	100.0%	51,909	100.0%	160,056	100%
San Diego County						
1-person	120,496	20.3%	144,933	27.6%	265,429	23.7%
2-person	213,078	35.9%	153,786	29.3%	366,864	32.8%
3-person	102,395	17.2%	88,870	16.9%	191,265	17.1%
4-person	90,999	15.3%	71,835	13.7%	162,834	14.6%
5+ person	66,922	11.3%	65,666	12.5%	132,588	11.8%
Total Households	593,890	100.0%	525,090	100.0%	1,118,980	100.0%

SOURCE: 2014-2018 American Community Survey, Table B25009: Tenure by Household Size.

Table A-11 shows that most large households are family households. Approximately 17 percent of family households have five or more members. By contrast, less than 1 percent of non-family households are large households. This is consistent with arrangements of relatives living together, whether due to need or preference. It is also common for lower-income large households to reside in smaller units, which frequently results in overcrowding (more than one person per room) and can result in accelerated unit deterioration.



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Table A-11: Household Type by Household Size: 2018

	Family		Non-family	
	Households	%	Households	%
1-person household			29,620	77.5%
2-person household	49,706	40.8%	6,835	17.9%
3-person household	26,978	22.1%	1,027	2.7%
4-person household	24,171	19.8%	450	1.2%
5-person household	11,598	9.5%	150	0.4%
6-person household	5,512	4.5%	20	0.1%
7-or-more person household	3,884	3.2%	105	0.3%
Total Households	121,849		38,207	

SOURCE: 2014-2018 American Community Survey, Table B11016: Household Type by Household Size.

The 2014-2018 ACS estimated that 109,860 housing units in the unincorporated County had three or more bedrooms (*Table A-12*), the number necessary to adequately house households with at least five people. Of these units, 19 percent (21,358) were rental units and 81 percent (88,502) were owner-occupied. Four- or more bedroom units represented 29 percent of all occupied housing (11 percent of all rental units and 37 percent of all owner-occupied units) in the unincorporated County. While it appears that there are enough units (109,860) to accommodate the number of large households (21,269), it is likely that some of these large units are not occupied by large households. In fact, *Table A-33: Overcrowding: 2018* shows that overcrowding was more prevalent in renter households (9.5 percent) than owner households (3 percent). No data for occupants per room by household size is currently available.

Table A-12: Tenure by Bedrooms: 2018

	Owner		Renter		All Households	%
	Households	%	Households	%		
No bedroom	481	0.4%	1,759	3.4%	2,240	1.4%
1 bedroom	2,384	2.2%	7,785	15.0%	10,169	6.4%
2 bedrooms	16,780	15.5%	21,007	40.5%	37,787	23.6%
3 bedrooms	48,500	44.8%	15,580	30.0%	64,080	40.0%
4 bedrooms	31,512	29.1%	5,068	9.8%	36,580	22.9%
5 or more bedrooms	8,490	7.9%	710	1.4%	9,200	5.7%
Total Households	108,147	100.0%	51,909	100.0%	160,056	100.0%

SOURCE: 2014-2018 American Community Survey, Table B25042 Tenure by Bedrooms.

Resources Available: The County assists large households primarily through provision of Housing Choice Vouchers (HCV) and rehabilitation assistance. These programs help larger families find



appropriately sized housing they can afford using an HCV, as well as provide rehabilitation assistance so households can repair existing housing. With the new state law promoting accessory dwelling units (ADUs), this housing option can be an important housing resource for large households that are overcrowded due to multi-generation living, families doubling up, or unrelated persons living together. ADUs offer an important alternative housing arrangement to large households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households require special consideration and assistance because they tend to have lower incomes and a greater need for affordable day care, health care, and other related services. Single female-headed households are of particular concern because they tend to earn lower wages. *Table A-13: Household Types by Tenure—Unincorporated County: 2018: 2018* shows that the 2014-2018 ACS estimates the unincorporated area had 24,994 single-parent households, representing 16 percent of the total households. Specifically, 11 percent of the households in the unincorporated area were female-headed households with children.

Table A-13: Household Types by Tenure—Unincorporated County: 2018

Household Type	Owners		Renters		Totals	
	Households	%	Households	%	Households	%
Married couple family	71,577	66.2%	25,278	48.7%	96,855	60.5%
Male householder, no wife present	4,547	4.2%	3,502	6.7%	8,049	5.0%
Female householder, no husband present	8,516	7.9%	8,429	16.2%	16,945	10.6%
Non-family households	23,507	21.7%	14,700	28.3%	38,207	23.9%
Total Households	108,147	100%	51,909	100%	160,056	100%

SOURCE: 2014-2018 American Community Survey, Table S2501: Occupancy Characteristics.

Resources Available: HCDS administers a variety of housing programs that provide access to housing and supportive services for lower-income families, which include single-parent households. Housing opportunities for lower-income families, particularly near public transportation and services, also benefit this special needs group.

PERSONS WITH DISABILITIES

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



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According to the 2014-2018 ACS, an estimated 53,526 persons with disabilities were residing in the unincorporated area, representing nearly 11 percent of the total population in the unincorporated County. (*Table A-14: Persons with Disabilities: 2018*)

Table A-14: Persons with Disabilities: 2018

CPA	Persons with Disabilities	% of Total Persons
Carlsbad	9,420	8.4%
Chula Vista	25,004	9.5%
Coronado	1,642	8.7%
Del Mar	265	6.1%
El Cajon	13,195	13.0%
Encinitas	5,342	8.6%
Escondido	15,626	10.4%
Imperial	3,102	11.7%
La Mesa	6,376	11.0%
Lemon Grove	3,342	12.6%
National City	6,951	12.4%
Oceanside	20,510	11.9%
Poway	5,022	10.2%
San Diego	124,515	9.1%
San Marcos	7,477	7.9%
Santee	5,964	10.8%
Solana Beach	842	6.3%
Vista	6,776	6.9%
Unincorporated	53,526	11.0%
County Total	314,897	9.8%

SOURCE: 2014-2018 American Community Survey, Table S1810: Disability Characteristics.

Affordability, design, location, and discriminatory housing practices may limit the supply of or access to housing for persons with disabilities. Housing needs also differ depending on the type of disability. Persons who are mentally ill are usually in need of housing with supportive services. Elderly persons with self-care and mobility limitations may desire shared or assisted living arrangements. The most critical housing need for persons with disabilities is housing that is adapted to their limitations. Many single-family homes may not be adaptable to widened doorways and hallways, access ramps, or other features necessary for accessibility. Furthermore,



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multi-family units built prior to 1990 are often not wheelchair accessible and the cost of retrofitting a home is often prohibitive.

Persons with developmental disabilities are also defined as a special needs group under Housing Element law. A developmental disability is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disability, cerebral palsy, epilepsy, and autism.

The US Census does not record developmental disabilities. According to the California State Council on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.58 percent.⁷ Using this figure, approximately 8,107 persons in the unincorporated area of San Diego are estimated to have a developmental disability based on SANDAG's 2018 population estimates. The San Diego Regional Center is a resource for people with developmental disabilities. In 2018, the San Diego Regional Center served approximately 33,113 residents in San Diego County.⁸

Resources Available: The County offers a variety of housing and supportive services for persons with disabilities, particularly through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with Aids (HOPWA) programs. Additionally, HCDS administers the State-funded No Place Like Home program, which provides funding for the development of permanent supportive affordable housing for individuals who are homeless or at risk of homelessness and in need of mental health services.

FARMWORKERS

As traditionally defined, farmworkers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworker housing constitutes a critical housing need in the unincorporated County due to the year-round agricultural production that generates a permanent presence of farm labor force. Most (69 percent) farms in San Diego County are between 1 and 9 acres.⁹ These small, non-traditional farms often employ temporary workers but are not large enough to accommodate on-site farmworker housing.

Due to the relatively low incomes of farmworker households, an increasingly important need for the permanently employed farmworkers is affordable rental housing. According to the 2019 wage

⁷ California State Council on Developmental Disabilities. 2020. About. <https://scdd.ca.gov/about/#:~:text=The%20May%201%2C%202017%20statewide,definition%20of%20a%20developmental%20disability>. Accessed July 2020.

⁸ San Diego Regional Center. 2019. Purchase of Service Data Reports 2018-2019. <http://sdrcc.org/index.php/purchase-of-service-data-reports-2018-2019/>. Accessed July 2020.

⁹ Farm Bureau San Diego County. 2018. Crop Statistics and Annual Report. https://www.sandiegocounty.gov/content/dam/sdc/awm/docs/2018_Crop_Report_web.pdf. Accessed July 2020.



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surveys conducted by the California Employment Development Department, the average annual wage of a farmworker was \$30,800, approximately half of the annual mean of \$60,230 for all wage-earners in the San Diego region.¹⁰ Determining the actual number of farmworkers in a region is difficult due to the various definitions used by government agencies. As shown in *Table A-15*, according to the 2014-2018 ACS, an estimated 2,643 workers in the unincorporated area reported farming as their occupation (32 percent of the entire County's agricultural workforce of 8,188). The Fallbrook (7 percent), Julian (7 percent), Pala (7 percent), and Rainbow (6 percent) communities have the largest percentages of residents employed in farming for communities for which ACS data was available. These communities had a larger percentage of resident farmworkers than all entitlement jurisdictions as well. Specifically, the 7 percent of Fallbrook residents who are employed in farming constitute 13 percent of San Diego County's farmworker population. It should be noted that *Table A-15* does not capture the persons that commute to the unincorporated area for farmwork, only the number of unincorporated residents that are employed in agriculture. In addition, the County has a rural homeless population that is composed primarily of farmworkers and day laborers. See the following section, "Homeless," for more detail. These rural homeless persons typically reside in camps located throughout the County. These encampments are generally small in size and are frequently at the edge of their employer's property in fields, hillsides, canyons, ravines, or riverbeds. Estimates provided by the California Employment Development Department placed the number of farmworkers in San Diego County at 5,370 in 2016 and projects a decrease to 5,180 by 2026.¹¹ As development throughout the County continues to convert farmland into urban or suburban uses, further declines are expected.

Table A-15: Farming Employment: 2018

	Full Time	Seasonal	Total	Total Residents with Employment	% of Employed Residents in Farming	% Residents Employed in Farming: San Diego Region
Entitlement Jurisdictions						
Carlsbad	0	9	9	56,058	<0.1%	0.1%
Chula Vista	127	48	175	118,807	0.2%	2.1%
Coronado	0	3	3	7,724	<0.1%	<0.1%
Del Mar	10	0	10	2,286	0.4%	0.1%
El Cajon	49	8	57	44,496	0.1%	0.7%
Encinitas	65	0	65	31,930	0.2%	0.8%

¹⁰ US Bureau of Labor Statistics. 2019. Metropolitan and nonmetropolitan Area Occupational Employment and Wage Estimates: San Diego, CA. https://www.bls.gov/oes/current/oes_41740.htm#45-0000. Accessed July 2020.

¹¹ California Employment Development Department. 2016. Estimated Employment and Projected Growth. <https://www.labormarketinfo.edd.ca.gov/Occguides/AllOccPrj.aspx?soccode=452092>. Accessed July 2020.



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Table A-15, continued

	Full Time	Seasonal	Total	Total Residents with Employment	% of Employed Residents in Farming	% Residents Employed in Farming: San Diego Region
Escondido	943	365	1,308	73,405	1.8%	16.0%
Imperial	0	0	0	11,632	0%	0%
La Mesa	73	20	93	29,285	0.3%	1.1%
Lemon Grove	1	15	16	12,042	0.1%	0.2%
National City	26	94	120	25,084	0.5%	1.5%
Oceanside	484	106	590	83,950	0.7%	7.2%
Poway	0	0	0	23,258	0%	0%
San Diego	1,113	544	1,657	700,233	0.2%	20.2%
San Marcos	232	170	402	44,897	0.9%	4.9%
Santee	0	10	10	28,317	<0.1%	0.1%
Solana Beach	29	8	37	6,896	0.5%	0.5%
Vista	814	179	993	49,553	2.0%	12.1%
Unincorporated County						
Alpine	0	0	0	7,493	0.0%	0.0%
Bonsall	25	0	25	2,009	1.2%	0.3%
Fallbrook	804	225	1,029	14,087	7.3%	12.6%
Jamul	0	0	0	2,638	0.0%	0.0%
Julian	28	0	28	396	7.1%	0.3%
Lakeside	45	0	45	10,393	0.4%	0.5%
Pala	17	0	17	258	6.6%	0.2%
Rainbow	15	34	49	865	5.7%	0.6%
Ramona	42	31	73	10,336	0.7%	0.9%
Spring Valley	0	3	3	14,060	0.0%	0.0%
Valley Center	16	16	32	4,190	0.8%	0.4%
Unincorporated County Total	1,880	763	2,643	215,077	1.2%	32.3%
San Diego County Total	5,846	2342	8,188	1,564,930	0.5%	100%

SOURCES: 2014-2018 American Community Survey, Table S2401: Occupation by Sex and Median Earnings in the Past 12 Months for the Civilian Population 16 Years and Over; Table S2402: Occupation by Sex and Median Earnings in the Past 12 Months for Full Time, Year-Round Civilian Population 16 Years and Over.

Depending on the farming activities these farmworkers are engaged in, their housing needs may be different. Farmworkers who work in orchards, vineyards, or vegetable farms are usually employed seasonally, moving from farm to farm depending on the harvesting seasons. These farmworkers are usually unaccompanied by their families and prefer labor camps that are provided



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on or near the farms at no or low cost. In comparison, a higher proportion of farmworkers who are engaged in year-round farming activities are usually accompanied by their families. For these farmworkers, affordable rental family housing is usually the preferred housing option. Self-help housing groups have also assisted very low-income farmworker families achieve homeownership through sweat labor participation in the development of single-family homes.

According to the County's GIS data, only a small portion of the agricultural land in the County is dedicated to intensive agriculture. About 29 percent of agricultural land in San Diego County is used for crops, while 47 percent is allocated to pastureland.¹² Grazing land employs few farmworkers and the nature of employment is permanent, rather than seasonal.

Resources Available: HCDS operates Firebird Manor in San Marcos, a 38-unit affordable housing property for farmworker families. Also, Peppertree Apartments in Ramona used US Department of Agriculture Section 515 funds for a 32-unit complex serving farmworkers.

HOMELESS PERSONS

Homelessness continues to be a significant issue in Southern California with escalating housing costs and lack of affordable housing. "Homeless" is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence meaning:

1. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or
2. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters or transitional housing such as hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
3. An individual living in a safe haven; or
4. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

¹² US Department of Agriculture. 2017. Census of Agriculture: San Diego County Profile.
https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/California/cp06073.pdf.



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Individuals experiencing homelessness often have difficulty obtaining housing when trying to secure permanent housing.

The Regional Task Force on the Homeless (RTFH) is San Diego's planning body on homelessness. RTFH is the homeless policy expert and lead coordinator for the introduction of new models and implementation of best practices for the San Diego region on homelessness.

In January 2020, RTFH conducted an enumeration point-in-time count of the population of individuals experiencing homelessness in the region. Mandated by HUD, this annual count estimates the number of homeless persons throughout San Diego County. The count includes persons living "on the street" or staying in homeless shelters. Additional descriptive information is drawn from the Homeless Management Information System for sheltered persons and through in-depth questionnaires conducted with approximately 20 percent of the unsheltered persons, enabling a better understanding of the characteristics of those who are homeless in the community. In 2020, the number of individuals experiencing homelessness in San Diego County was as follows:

- Unsheltered: 3,971 (4,476 in 2019) – 11% decrease
- Sheltered: 3,648 (3,626 in 2019) – 1% increase
- Total: 7,619 (8,102 in 2019) – 6% decrease¹³

The RTFH survey identified 193 total unsheltered individuals experiencing homelessness in the unincorporated area (refer to *Table A-16*). "Unsheltered" is defined as those on the street, in a vehicle, or a hand-built structure, as opposed to "sheltered" who are in an emergency shelter or transitional and supportive housing. There were no sheltered individuals experiencing homelessness identified in the unincorporated County as there are no homeless shelters in the unincorporated area. The number of unsheltered individuals experiencing homelessness in the unincorporated County may be an under count because it does not include most, if any, rural homeless.

Table A-16: Individuals Experiencing Homelessness Estimates—County of San Diego: 2020

	Sheltered	Unsheltered	Total	% by Region	% Change (2016-2020)	% Change (2019-2020)
City of San Diego	2,604	2,283	4,887	64.1%	-4.0%	-3.8
East County	474	527	1,001	13.1%	49.9%	-4.8
North County Inland	214	409	623	8.2%	-46.2%	-19.7
North County Coastal	252	383	635	8.3%	-27.5%	-16.9

¹³ San Diego Regional Task Force on the Homeless. 2020. WeAllCount Results. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>. Accessed July 2020.



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South County	104	369	473	6.2%	-47.2%	10.5
San Diego County	3,648	3,971	7,619	100%	-12.3%	-6.0
Unincorporated	0	193	193	2.5%	-42.6%	-13.8

SOURCES: San Diego Regional Task Force on the Homeless, 2020 WeAllCount. San Diego County Housing Element, 2014-2021.

However, the point-in-time count was conducted prior to the COVID-19 crisis. With skyrocketing unemployment rates throughout the state, homelessness is expected to increase. As of June 2020, the preliminary unemployment rates from the California Employment Development Department reported a countywide unemployment rate of nearly 14 percent in San Diego. However, certain CPAs have higher unemployment rates: Bonita (20 percent) and Spring Valley (19 percent). Prior to the original COVID-19 Shelter-in-Place Order issued in March 2020, the countywide unemployment rate was reported at 4 percent.

As a means to combat homelessness, HCDS participates as a member of the Governance Board for the Continuum of Care (CoC) and in general membership. The CoC is a regional planning body of more than 550 stakeholders that coordinate housing and services for homeless families and individuals; these housing options include rapid re-housing, emergency, permanent supportive housing, and prevention programs to keep “at risk” people from becoming homeless.

Resources Available: Homelessness is a regional issue. HCDS offers numerous homelessness services countywide. Although the following programs are not located in the unincorporated County, they are located where needed public services are available.

VASH: The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating veterans at VA medical centers and community-based outreach clinics. As of 2020, the County housed over 1,175 veterans through the HUD-VASH program, and a total of 899 HUD-VASH vouchers have been allocated. The County also provided the security deposit assistance program to over 200 HUD-VASH veterans below the 30 percent AMI income level.

MILITARY PERSONNEL

The San Diego County is the third largest in the US in terms of veteran residents, and the number one destination for veterans returning from Iraq and Afghanistan as of 2013.¹⁴ According to the 2014-2018 ACS, 18 percent of San Diego County’s veteran population resides in the unincorporated area. Veterans often face greater difficulty in finding decent, affordable housing due to special circumstances relating to their age, disability status, and/or income. These special

¹⁴ County of San Diego and San Diego Regional Chamber of Commerce. 2013. “Military Employment in San Diego.”



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circumstances may be compounded and place veterans at risk of homelessness or unable to find affordable housing.

The unincorporated County's veteran population is largely made up by seniors and adults (*Table A-17: Veteran Estimates for Unincorporated County and San Diego County: 2018*). About 45 percent of veterans are 65 years or older while nearly 24 percent are between 35 and 54 years old. At the adult age group (35-54 years), it is likely that these veterans have families. In the unincorporated County, a greater proportion of the veteran population have disabilities (23 percent) compared to the overall population (14 percent). The age composition of the unincorporated County's veteran population resembles that of San Diego County, with seniors making up almost 40 percent of the veteran population (compared to the unincorporated County's 45 percent) and the second largest group of veterans being adults between the ages of 35 and 54 (27 percent, compared to 24 percent in the unincorporated County).

Table A-17: Veteran Estimates for Unincorporated County and San Diego County: 2018

	Unincorporated County				San Diego County			
	Total Pop.	%	Veteran Pop.	%	Total Pop.	%	Veteran Pop.	%
Population 18 years and over	371,621	100%	40,338	10.9%	2,503,219	100.0%	223,217	8.9%
Age								
18 to 34 years	103,553	27.9%	5,938	14.7%	832,216	33.2%	36,200	16.2%
35 to 54 years	122,587	33.0%	9,485	23.5%	846,273	33.8%	59,909	26.8%
55 to 64 years	65,921	17.7%	6,868	17.0%	385,135	15.4%	38,508	17.3%
65 years and over	79,560	21.4%	18,047	44.7%	439,595	17.6%	88,600	39.7%
Poverty Status								
Below poverty level	33,214	9.1%	1,893	4.8%	287,162	11.5%	13,947	6.2%
Disability Status								
With any disability	49,861	13.7%	9,169	23.1%	293,005	11.7%	49,570	22.2%

SOURCE: 2014-2018 American Community Survey, Table S2101: Veteran Status.

A lower proportion of veterans are living below the poverty level (5 percent) in the unincorporated County than in San Diego County (6 percent) While only 5 percent of the unincorporated County's veteran population is below the federal poverty level, veteran populations are more likely to suffer from cost burdens compared to other populations. Extremely low incomes and the housing cost burden can place veterans and their families at risk of homelessness. According to the RTFH 2020 point-in-time count, 8 percent of the County's unsheltered homeless population were veterans.



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Given that the unincorporated County's unsheltered homeless population in 2020 was 193, this means that 15-16 veterans were unsheltered in 2020.

Resources Available: Housing and supportive service needs for veterans are addressed at the community level. The Veterans Services division of HCDS provides benefit information and assistance, plus other support to San Diego County veterans and their families. Services offered through Veterans Services include comprehensive benefits counseling, claims preparation and submission, claims follow-up to ensure final decisions, initiation and development of appeals, and networking and advocacy with federal, state and local agencies. The Veteran's Village of San Diego provides a continuum of care with a full range of comprehensive and innovative services for military veterans. The Veteran's Village has five locations throughout San Diego County, where it provides services to more than 3,000 military veterans annually.

STUDENTS

Currently, state and federal housing programs do not recognize students as a low-income group qualifying for housing assistance, though state law does provide for density bonus units for units restricted for students. The need for student housing is another unique factor that affects housing demand in the San Diego region. Typically, students are transient and require housing within easy commuting distances from campus. Although the majority of colleges and universities provide on-campus housing, they usually cannot accommodate the entire student population. Students not housed on campus must seek rental/shared housing opportunities in nearby areas.

As of 2019, San Diego State University, the largest university in the region, had an enrollment of 33,870 students, with on-campus housing that accommodated over 3,500 students.¹⁵ The University of California, San Diego had an enrollment of 38,798 students and provided housing for approximately 11,673 undergraduate students, graduate students, students with families, faculty, and staff.¹⁶ The University of San Diego had an enrollment of 9,181 students and provided housing to approximately 2,604 students.¹⁷ Smaller universities and colleges in the region also have similar housing shortages.

Although most major universities and colleges are located within incorporated communities, off-campus student housing needs impact the demand for affordable rental housing in the unincorporated area. Furthermore, the shortage of affordable housing influences the choices

¹⁵ San Diego State University. 2019. Fast Facts. https://admissions.sdsu.edu/about_sdsu/fast_facts. Accessed July 2020; San Diego State University. 2020. On-Campus Housing. https://newscenter.sdsu.edu/student_affairs/internationalstudents/isoncampushousing.aspx#:~:text=Over%203500%20students%20live%20on,experiencing%20the%20U.S.%20college%20tradition. Accessed July 2020.

¹⁶ University of California, San Diego. 2019. Institutional Research Student Profile 2018-2019. <https://ir.ucsd.edu/files/stats-data/profile/profile-2018-2019.pdf>. Accessed July 2020.

¹⁷ University of San Diego. 2019. Fall 2019 Enrollment by College/School. <https://www.sandiego.edu/facts/quick/current/school.php>. Accessed July 2020.



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students make after graduation, often with a detrimental effect to the region's labor force and economy. College graduates provide a pool of skilled labor that is vital to the economic well-being of the region. However, the shortage of affordable housing options may lead to their departure to other less expensive housing markets.

Resources Available: Housing for students is addressed to some extent by the various colleges and universities. Due to their temporary low-income status, students do not usually qualify for publicly assisted housing. Continued expansion of affordable rental housing opportunities will help provide housing for students as they graduate, enabling the pool of skilled labor to remain in the region. Increasing the supply of market-rate rental housing also helps ease pressure on the rental market and benefits not only students but young professionals, and lower-income households in general.

ECONOMIC PROFILE

EMPLOYMENT GROWTH

Analyzing employment growth is useful in projecting housing demand. According to the California Employment Development Department, civilian employment in San Diego County increased from 1,350,500 in 2010 to 1,361,100 in 2020. From 2016 to 2026, the employment base in the San Diego region is projected to increase 11 percent to 1.7 million jobs.¹⁸ *Table A-18: Projected Job Growth by Occupation— San Diego Carlsbad Metropolitan Statistical Area: 2016-2026* shows that healthcare support (20 percent), personal care and service (19 percent), and construction and extraction (18 percent) related occupations are projected to grow the most by 2026. Occupations related to farming, fishing, and forestry are expected to decrease by over 3 percent.

However, the unemployment rate increased from 10.7 percent in 2010 to 13.9 percent in 2020 as of June, due primarily to impacts of the COVID-19 pandemic.¹⁹ The long-term economic impacts of the pandemic remain to be seen.

**Table A-18: Projected Job Growth by Occupation—
San Diego Carlsbad Metropolitan Statistical Area: 2016-2026**

Occupational Title	Annual Average Employment		Employment Change	
	2016	2026	Numerical	Percent
Total, All Occupations	1,534,800	1,704,600	169,800	11.1%

¹⁸ California Employment Development Department. 2020. 2016-2026 Local Employment Projections Highlights. <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>. Accessed July 2020.

¹⁹ California Employment Development Department. 2020. San Diego County. <https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=San+Diego+County&selectedindex=37&menuChoice=localAreaPro&state=true&geogArea=0604000073&countyName=>. Accessed July 2020.



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Table A-18, continued

Occupational Title	Annual Average Employment		Employment Change	
	2016	2026	Numerical	Percent
Management	101,890	114,460	12,570	12.3%
Business and Financial Operations	88,930	99,490	10,560	11.9%
Computer and Mathematical	50,660	58,560	7,900	15.6%
Architecture and Engineering	42,640	48,070	5,430	12.7%
Life, Physical, and Social Science	23,370	25,810	2,440	10.4%
Community and Social Services	20,610	23,350	2,740	13.3%
Legal	14,800	15,930	1,130	7.6%
Education, Training, and Library	93,450	102,250	8,800	9.4%
Arts, Design, Entertainment, Sports, and Media	25,950	28,720	2,770	10.7%
Healthcare Practitioners and Technical	74,300	85,370	11,070	14.9%
Healthcare Support	34,870	41,800	6,930	19.9%
Protective Service	35,130	37,630	2,500	7.1%
Food Preparation and Serving Related	153,410	174,850	21,440	14.0%
Building and Grounds Cleaning and Maintenance	56,320	66,410	10,090	17.9%
Personal Care and Service	82,460	97,780	15,320	18.6%
Sales and Related	150,610	158,250	7,640	5.1%
Office and Administrative Support	220,220	230,220	10,000	4.5%
Farming, Fishing, and Forestry	7,430	7,180	-250	-3.4%
Construction and Extraction	74,390	87,820	13,430	18.1%
Installation, Maintenance, and Repair	46,030	51,550	5,520	12.0%
Production	69,540	71,590	2,050	2.9%
Transportation and Material Moving	67,770	77,830	10,060	14.8%

SOURCE: California Employment Development Department, Long-Term Occupational Employment Projections, 2016-2026.

EMPLOYMENT CHARACTERISTICS

The largest employment centers in San Diego County, Sorrento Valley, Kearny Mesa, and downtown San Diego, are located in the City of San Diego and employ a total of 327,763 people, including 26,060 unincorporated County residents. Sorrento Valley is the largest employment center in the County with 129,242 employees, 8 percent of whom are unincorporated County residents. However, Kearny Mesa, the second largest employment center in the County, employs the highest number (10,941) of unincorporated County residents.



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The unincorporated County provides the affordable housing options for workers in the more urbanized communities in the County. The following employment centers are located in the unincorporated County areas. They are relatively small compared to those in incorporated communities and employ a total of 7,749 unincorporated County residents.²⁰

- **Ramona:** 1,295 unincorporated resident employees (67 percent of all persons employed)
- **Fallbrook:** 1,819 unincorporated resident employees (65 percent of all persons employed)
- **Alpine:** 641 unincorporated resident employees (58 percent of all persons employed)
- **Lakeside:** 1,457 unincorporated resident employees (41 percent of all persons employed)
- **Spring Valley:** 1,103 unincorporated resident employees (34 percent of all persons employed)
- **Jamacha:** 703 unincorporated resident employees (33 percent of all persons employed)
- **Otay Mesa East:** 704 unincorporated resident employees (10 percent of all persons employed)

Of the employment centers located in the unincorporated County, 80 to 90 percent of employees drive to work alone compared to 80 percent countywide. Except for a few individual communities, the most persons employed by employment centers in the unincorporated areas live outside of the employment centers. Similarly, the largest employment centers in the County, described above, are located in the City of San Diego, requiring unincorporated residents to commute.

These commuting patterns are expected to continue according to a San Diego Regional Chamber of Commerce Study.²¹ The study, which used SANDAG series 13 projections for employment and housing demand, estimated that 460,492 jobs and 340,500 housing units will be added throughout the County by 2050. Based on the potential growth in the region, SANDAG estimates that the County will require a ratio of 1.41 jobs for every housing unit, compared to the 1.18 ratio identified in 2010. The North City West, North City, and South Suburban Metropolitan Statistical Areas (MSAs) have jobs-to-housing ratios ranging from 1.67 to 2.11, indicating that more demand than supply of housing units. To facilitate an improved jobs-to-housing ratio in the unincorporated County, SANDAG directs housing growth to major job centers.

²⁰ SANDAG. 2020. Employment Centers.
<https://www.sandag.org/index.asp?classid=16&subclassid=127&projectid=581&fuseaction=projects.detail>.
Accessed September 2020.

²¹ San Diego Regional Chamber of Commerce. July 2016. Regional Housing & Economic Impact Analysis. Prepared by the London Group Realty Advisors.
<https://sdchamber.org/wp-content/uploads/2016/07/LG-Report-Regional-Housing-Study-7-15-16.pdf>.
Accessed September 2020.



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As shown in *Table A-19: Employment Status and Employment by Industry of San Diego Residents: 2018*, the percentage of residents employed in specific industries has not changed substantially since the 2010-2014 ACS. Industries that experienced the highest proportional employment increase since the 2010-2014 ACS include professional, scientific, management, administration (1 percent), retail trade (0.8 percent), and educational, social, and health services (0.8 percent). Construction (-0.4 percent) and information and communications (-0.1 percent) saw proportional employment decreases.

Retail trade (6 percent), professional/scientific/management/administrative (7 percent), educational/social/health service (11 percent), and arts/entertainment/recreation/accommodation/food (5.5 percent) industries employ the most residents.

The type of employment often affects income and, therefore, housing affordability. In general, the service and retail industries, such as food preparation and personal care services, offer jobs at the lower end of the pay scale whereas professional jobs, such as management and legal, are at the upper end of the pay scale. *According to Table A-20: Wage by Occupation—San Diego Region: 2020*, occupations related to food preparation and serving experienced the highest wage increase (42 percent) between 2014 and 2020, followed by building and grounds cleaning and maintenance (30 percent), and personal care and service (28 percent). In comparison, legal (8 percent), business and financial operations (8 percent), and healthcare support (8.5 percent) had the lowest annual wage increase in this same time frame. Nonetheless, the accommodation and service occupations remain among the lowest paid in the region. During the COVID-19 pandemic Shelter-in-Place Order, they have also been most impacted economically.

Table A-20: Wage by Occupation—San Diego Region: 2020 presents the average wages for some typical occupations in the San Diego region. Occupations related to management, computing and mathematics, law, and healthcare practitioners/technical tend to have the highest wages.

**Table A-19: Employment Status and Employment by
Industry of San Diego Residents: 2018**

	ACS 2006-2010		ACS 2010-2014		ACS 2014-2018	
	Number	% of Total	Number	% of Total	Number	% of Total
Population age 16 and older	375,354	100%	396,549	100%	408,906	100%
Not in labor force	134,717	36.0%	153,152	39.0%	155,271	38.0%
In labor force	240,637	64.0%	243,397	61.0%	253,635	62.0%
Civilian (total employed, age 16+)	199,022	53.0%	198,112	50.0%	215,077	53.6%
Agriculture, forestry, mining	3,403	< 1.0%	4,137	1.0%	4,507	1.1%
Construction	21,427	6.0%	18,153	5.0%	18,705	4.6%
Manufacturing	15,478	4.0%	17,429	4.0%	17,562	4.3%
Wholesale trade	5,934	2.0%	4,430	1.0%	5,124	1.3%



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Table A-19, continued

	ACS 2006-2010		ACS 2010-2014		ACS 2014-2018	
	Number	% of Total	Number	% of Total	Number	% of Total
Retail trade	21,527	6.0%	21,511	5.0%	23,537	5.8%
Transport, warehousing, utilities	8,529	2.0%	8,256	2.0%	9,141	2.2%
Information and communications	4,494	1.0%	4,142	1.0%	3,587	0.9%
Finance, insurance, and real estate	15,305	4.0%	12,370	3.0%	13,168	3.2%
Professional, scientific, mgmt, admin	23,889	6.0%	24,380	6.0%	28,553	7.0%
Educational, social, and health services	37,602	10.0%	40,158	10.0%	44,185	10.8%
Art, entertainment, recreation, accommodation, food	18,013	5.0%	19,040	5.0%	22,492	5.5%
Other services	10,869	3.0%	11,364	3.0%	11,915	2.9%
Public administration	12,552	3.0%	12,742	3.0%	12,601	3.1%
Unemployment Rate	8.1%		9.8%		6.4%	

SOURCES: American Community Surveys 2006-2010, 2010-2014, 2014-2018, Table S2301: Employment Status; Table S2407: Industry by Class of Worker for the Civilian Employed Population 16+.

According to *Table A-20: Wage by Occupation—San Diego Region: 2020*, occupations related to food preparation and serving experienced the highest wage increase (42 percent) between 2014 and 2020, followed by building and grounds cleaning and maintenance (30 percent), and personal care and service (28 percent). In comparison, legal (8 percent), business and financial operations (8 percent), and healthcare support (8.5 percent) had the lowest annual wage increase in this same time frame. Nonetheless, the accommodation and service occupations remain among the lowest paid in the region. During the COVID-19 pandemic Shelter-in-Place Order, they have also been most impacted economically.

Table A-20: Wage by Occupation—San Diego Region: 2020

Occupation	Average Wage				
	2014 Hourly	2014 Annual	2020 Hourly	2020 Annual	Percent Change (2014 to 2020)
Total All Occupations	\$25.20	\$52,417	\$29.70	\$61,770	17.8%
Management	\$57.55	\$119,716	\$65.64	\$136,531	14.0%
Business and Financial Operations	\$35.89	\$74,659	\$38.87	\$80,850	8.3%
Computer and Mathematical	\$42.73	\$88,889	\$50.31	\$104,627	17.7%
Architecture and Engineering	\$42.77	\$88,940	\$48.06	\$99,949	12.4%
Life, Physical, and Social Science	\$37.93	\$78,904	\$42.10	\$87,579	11.0%
Community and Social Services	\$23.79	\$49,473	\$27.30	\$56,793	14.8%
Legal	\$53.66	\$111,623	\$57.82	\$120,265	7.7%
Education, Training, and Library	\$26.84	\$55,826	\$32.06	\$66,690	19.5%
Arts, Design, Entertainment, Sports, and Media	\$26.59	\$55,300	\$29.62	\$61,614	11.4%
Healthcare Practitioners and Technical	\$42.44	\$88,272	\$49.07	\$102,053	15.6%



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Table A-20, continued

Occupation	Average Wage				Percent Change (2014 to 2020)
	2014 Hourly	2014 Annual	2020 Hourly	2020 Annual	
Healthcare Support	\$15.78	\$32,829	\$17.12	\$35,609	8.5%
Protective Service	\$24.21	\$50,373	\$28.29	\$58,837	16.8%
Food Preparation and Serving-Related	\$10.79	\$22,440	\$15.36	\$31,942	42.3%
Building and Grounds Cleaning and Maintenance	\$13.45	\$27,972	\$17.43	\$36,248	29.6%
Personal Care and Service	\$13.12	\$27,297	\$16.73	\$34,806	27.5%
Sales and Related	\$19.42	\$40,395	\$22.11	\$45,974	13.8%
Office and Administrative Support	\$18.32	\$38,093	\$21.83	\$45,385	19.1%
Farming, Fishing, and Forestry	\$13.07	\$27,191	\$15.99	\$33,243	22.3%
Construction and Extraction	\$25.68	\$53,410	\$28.86	\$60,047	12.4%
Installation, Maintenance, and Repair	\$23.71	\$49,322	\$26.41	\$54,945	11.4%
Production	\$17.63	\$36,653	\$21.07	\$43,823	19.6%
Transportation and Material Moving	\$15.48	\$32,194	\$18.92	\$39,362	22.3%

SOURCE: California Employment Development Department, Occupational Employment Statistics Survey Results (1st Quarter 2020).

As of January 2020, San Diego County’s minimum hourly wage was \$12.00 for employers with 26 employees or less and \$13.00 for employers with more than 26 employees, following state-mandated minimum wage laws. This means that residents employed in farming, fishing, and agriculture, and food preparation occupations, the lowest paid occupations in San Diego County, earn slightly more than the minimum hourly wage (\$15.99 and \$15.36, respectively). Minimum wage is often not enough to cover basic living expenses. Due to the region’s high cost of living, many individuals and families at the minimum or lower range of pay do not meet the California Family Needs Standard (formerly the Self-Sufficiency Standard) for San Diego. The Family Needs Calculator measures the minimum income necessary to cover all of a non-elderly (under 65 years old) and non-disabled individual or family’s basic expenses—housing, food, childcare, healthcare, transportation, and taxes—without public or private assistance. According to the calculator, 35 percent of households in San Diego County live below the “standard.”

The Massachusetts Institute of Technology (MIT) has also developed a living wage calculator to calculate the hourly rate that an individual in a household must earn to support him- or herself and their family. For San Diego County in 2020, the living wage ranged from \$16.57 for a single adult to \$52.03 for a single adult with three children (see *Table A-21: Living Wage Calculation—San Diego County: 2020*). Considering that 61 percent of households in the unincorporated County are married-couple family households and that household’s size is 2.83 (one child), the living wage is between \$18.10 and \$31.20, depending on whether both adults are working.



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Table A-21: Living Wage Calculation—San Diego County: 2020

	1 Adult	2 Adults (1 working)	2 Adults (both working)
No children	\$16.57	\$24.62	\$12.31
1 Child	\$33.29	\$31.20	\$18.10
2 Children	\$39.49	\$33.94	\$21.19
3 Children	\$52.03	\$41.80	\$26.86
Required annual income before taxes			
No children	\$33,466	\$51,200	\$51,200
1 Child	\$69,233	\$64,895	\$75,312
2 Children	\$82,149	\$70,603	\$88,139
3 Children	\$108,215	\$86,948	\$111,606

SOURCE: Massachusetts Institute of Technology, Living Wage Calculator, 2020 (accessed 09/2020).

Moreover, MIT’s living wage calculator estimated that the annual income required to meet the basic needs budget (food, childcare, insurance, housing, transportation and other costs) ranged from \$33,466 to \$111,606. Considering the annual average wage for low-paying occupations—such as food preparation and serving-related occupations (\$31,942, in which 6 percent of the population is employed) and sales/retail occupations (\$45,974, in which another 6 percent of the population is employed; see *Table A-19* and *Table A-20* —unincorporated County residents employed in these occupations are only likely to cover their basic needs if they are single with no children.

COVID-19

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15 and April 18, 2020, at the start of stay-at-home orders as reported by the US Department of Labor. In response, major relief bills were passed, including the \$2 trillion Coronavirus Aid, Relief, and Economic Security (CARES) Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau partnered with other governmental agencies to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau expects to collect data for at least three 90-day periods between April 2020 and March 1, 2021, and release data every two weeks through March 2021.

Survey results reported that adults in lower-income households who suffered job losses during the COVID-19 pandemic have less confidence that they can pay the upcoming month’s rent or mortgage on time. These adults and their families also suffer from food insecurity and signs of



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mental anguish. The US Census measures mental anguish as adults who report feeling worried, down, depressed, or hopeless during the week of data reporting in regard to the loss of their employment income.

In the San Diego region, analysis has been completed by the SANDAG Data Science and Analytics team to show how communities are disproportionately affected by COVID-19. According to the findings published on June 16, 2020, in the report “COVID-19 Impact on the San Diego Regional Economy,” all communities have been severely impacted by the pandemic; however, the Black and Hispanic communities have been disproportionately impacted throughout the county. The average unemployment rate in April for San Diego County was 15 percent, which increased an unprecedented 10 percentage points in just one month of the stay-at-home order. Around 67 percent of Blacks and 70 percent of Hispanics live in zip codes with higher than average unemployment rates and approximately 52 percent of Blacks and 49 percent of Hispanics live in zip codes that have higher than average COVID-19 cases. In San Diego County, 45 percent of Blacks and 42 percent of Hispanics live in zip codes that have both higher than average COVID-19 cases and higher than average unemployment rates. These areas also show that access to the proper healthcare or medical needs is not the priority. Money spent in these zip codes is primarily being utilized for housing, food and childcare over medical or health needs.

The southern part of the County is the most affected by both the highest unemployment rates and highest percentage of COVID-19 cases in the region. Before the pandemic, areas in the southern region now most affected by the pandemic also reported household income of less than \$45,000 and a large share of families with children. Areas with residents most affected include zip codes in Chula Vista, Imperial Beach, El Cajon, Dulzura, National City, Spring Valley, Rancho San Diego, City Heights, Golden Hill, Encanto, Paradise Hills, Nestor, and San Ysidro.

HOUSING PROFILE

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

HOUSING GROWTH AND TYPE

Growth Trends

Between 2010 and 2015, housing stock in the unincorporated area increased nearly 2 percent, nearly identical to the growth in the region (slightly over 2 percent). Between 2015 and 2018, the



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housing stock is estimated to have increased only slightly in the unincorporated area (1 percent), slightly more than half the growth rate seen regionwide (just over 1.5 percent).

Table A-22: Housing Trends—County of San Diego: 2010-2018

CPA	Housing Units			% Change	
	2010	2015	2018	2010-2015	2015-2018
Alpine	6,532	6,610	6,656	1.2%	0.7%
Barona	202	244	244	20.8%	0.0%
Bonsall	3,865	3,934	4,024	1.8%	2.3%
Central Mountain	2,165	2,232	2,296	3.1%	2.9%
County Islands	595	598	595	0.5%	-0.5%
Crest-Dehesa	3,563	3,618	3,647	1.5%	0.8%
Desert	3,545	3,595	3,625	1.4%	0.8%
Fallbrook	15,847	16,203	16,194	2.2%	-0.1%
Jamul/Dulzura	3,220	3,334	3,271	3.5%	-1.9%
Julian	1,711	1,806	1,818	5.6%	0.7%
Lakeside	27,574	27,737	28,102	0.6%	1.3%
Mountain Empire	2,984	3,021	3,038	1.2%	0.6%
North County Metro	16,006	15,811	16,026	-1.2%	1.4%
North Mountain	1,527	1,600	1,621	4.8%	1.3%
Otay	7	7	6	0.0%	-14.3%
Pala-Pauma	1,973	1,926	1,989	-2.4%	3.3%
Pendleton-DeLuz	7,531	7,537	7,562	0.1%	0.3%
Rainbow	708	721	742	1.8%	2.9%
Ramona	12,375	12,643	12,727	2.2%	0.7%
San Dieguito	10,993	12,133	12,759	10.4%	5.2%
Spring Valley	20,533	20,692	20,864	0.8%	0.8%
Sweetwater	4,713	4,538	4,542	-3.7%	0.1%
Valle De Oro	15,427	15,493	15,565	0.4%	0.5%
Valley Center	6,638	6,741	6,894	1.6%	2.3%
Unincorporated Area	170,234	173,246	174,807	1.8%	0.9%
San Diego County	1,155,001	1,178,856	1,197,407	2.1%	1.6%

SOURCE: SANDAG Estimates 2010, 2015, 2018 (data extracted 07/2020).

Between 2010 and 2015, CPAs with the largest growth in housing were Barona (21 percent), San Dieguito (10 percent), Julian (6 percent), and North Mountain (5 percent); see *Table A-22: Housing Trends—County of San Diego: 2010-2018*. A few CPAs experienced minor decreases in the housing stock: Sweetwater (-4 percent) and Pala-Pauma (-2.5 percent). The rest of the CPAs had an estimated increase or decrease of less than 4 percent.

In 2018, the CPA with the largest percentage growth in housing was San Dieguito (5 percent). Pala-Pauma, Rainbow, and Central Mountain increased housing units by about 3 percent. The remaining CPAs had estimated increases in housing units of less than 3 percent. Otay experienced



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a large decrease in housing units (-14 percent) during this same time period. The significant decrease in Otoy was irrelevant due to the small number of units (from seven to six) in a community that is characterized by undeveloped conservation and agricultural lands.

Table A-23: 2018 Estimates and 2050 Projected Housing Units—County of San Diego

CPA	Housing Units				Percent Change			
	2018	2030	2040	2050	2018-2030	2030-2040	2040-2050	2018-2050
Alpine	6,656	8,244	8,790	9,482	23.9%	6.6%	7.9%	42.5%
Barona	244	202	202	202	-17.2%	0.0%	0.0%	-17.2%
Bonsall	4,024	4,884	5,276	5,328	21.4%	8.0%	1.0%	32.4%
Central Mountain	2,296	2,466	2,635	2,646	7.4%	6.9%	0.4%	15.2%
County Islands	595	847	1,187	1,573	42.4%	40.1%	32.5%	164.4%
Crest-Dehesa	3,647	3,838	3,905	3,932	5.2%	1.7%	0.7%	7.8%
Desert	3,625	3,952	4,215	5,117	9.0%	6.7%	21.4%	41.2%
Fallbrook	16,194	18,648	20,228	20,584	15.2%	8.5%	1.8%	27.1%
Jamul-Dulzura	3,271	4,325	4,649	4,924	32.2%	7.5%	5.9%	50.5%
Julian	1,818	2,037	2,094	2,098	12.0%	2.8%	0.2%	15.4%
Lakeside	28,102	35,614	37,207	39,184	26.7%	4.5%	5.3%	39.4%
Mountain Empire	3,038	3,703	3,880	4,329	21.9%	4.8%	11.6%	42.5%
North County Metro	16,026	20,955	22,629	23,555	30.8%	8.0%	4.1%	47.0%
North Mountain	1,621	1,709	1,845	1,849	5.4%	8.0%	0.2%	14.1%
Otoy	6	287	436	573	4683.3%	51.9%	31.4%	9450.0%
Pala-Pauma	1,989	2,517	2,807	2,865	26.5%	11.5%	2.1%	44.0%
Pendleton-DeLuz	7,562	9,292	9,327	9,351	22.9%	0.4%	0.3%	23.7%
Rainbow	742	990	1,068	1,099	33.4%	7.9%	2.9%	48.1%
Ramona	12,727	13,976	14,908	15,534	9.8%	6.7%	4.2%	22.1%
San Dieguito	12,759	13,065	13,822	15,541	2.4%	5.8%	12.4%	21.8%
Spring Valley	20,864	22,778	23,568	24,028	9.2%	3.5%	2.0%	15.2%
Sweetwater	4,542	4,940	5,218	5,422	8.8%	5.6%	3.9%	19.4%
Valle De Oro	15,565	16,028	16,148	16,237	3.0%	0.7%	0.6%	4.3%
Valley Center	6,894	8,343	8,926	9,538	21.0%	7.0%	6.9%	38.4%
Unincorporated Area	174,807	203,640	214,970	224,991	16.5%	5.6%	4.7%	28.7%
San Diego County	1,197,407	1,348,802	1,434,653	1,493,935	12.6%	6.4%	4.0%	24.6%

SOURCES: SANDAG, Estimates, 2018 (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).



Based on SANDAG projections (*Table A-23: 2018 Estimates and 2050 Projected Housing Units—County of San Diego*) housing stock in the unincorporated area is expected to grow slightly more than the County, increasing more than 16 percent over the next ten years (compared to San Diego County's nearly 13 percent increase). The communities of Otay, County Islands, Jamul-Dulzura, Rainbow, and North County Metro are predicted to have the largest percentages of growth by 2050.

Housing Types

The majority of housing units in the unincorporated area in 2018 were single-family homes (72 percent), accounting for a much higher percentage than for the entire region. Due to differences in community character, as well as unique constraints and opportunities, several CPAs have higher proportions of multi-family housing compared to other parts of the unincorporated area. These include Valle de Oro, Lakeside, Spring Valley, Fallbrook, and San Dieguito. Similarly, in rural/semi-rural communities where there is a lack of sewer system, mobile homes on septic systems become a viable housing option. CPAs where mobile homes make up a significant component of the housing stock include North Mountain, Desert, Lakeside, and Rainbow (*Table A-24: Housing Types: 2018*). Mobile homes represent a significant housing option in the unincorporated area, representing 7 percent of the housing stock, which is nearly double that of the regional proportion.

SANDAG predictions estimate that 48,797 single-family and multi-family units will be added to the unincorporated County's housing stock by 2050 (*Table A-25: Projected Housing Type Changes: 2018-2050*). Approximately 81 percent (39,737 units) of these are single family and 19 percent (9,060 units) are multi-family. The 39,737 single-family units include both attached and detached single-family structures. Proportionally, this means a 29 percent increase in single-family units and a 38 percent increase in multi-family units in the unincorporated County.



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Table A-24: Housing Types: 2018

CPA	Total Units	% Single Family-Detached	% Single Family-Attached	% Multi-Family	% Mobile Homes & Other	Persons per Household	Vacancy Rate
Alpine	6,656	80%	4.0%	11.6%	4.1%	2.78	3.1%
Barona	244	100%	0.0%	0.0%	0.0%	3.19	1.2%
Bonsall	4,024	81%	6.6%	7.8%	4.8%	2.69	5.9%
Central Mountain	2,296	87%	0.4%	3.4%	8.8%	2.65	12.7%
County Islands	595	89%	9.1%	2.4%	0.0%	3.7	2.2%
Crest-Dehesa	3,647	92%	2.7%	2.6%	3.0%	2.89	3.4%
Desert	3,625	70%	1.2%	5.2%	24.0%	2.34	40.4%
Fallbrook	16,194	77%	2.3%	16.2%	5.0%	2.88	4.1%
Jamul/Dulzura	3,271	94%	1.8%	1.1%	2.9%	2.99	3.6%
Julian	1,818	93%	3.0%	2.6%	1.0%	2.53	22.7%
Lakeside	28,102	54%	4.4%	22.9%	19.0%	2.84	3.7%
Mountain Empire	3,038	85%	2.5%	4.7%	7.5%	2.77	7.7%
North County Metro	16,026	81%	5.8%	7.1%	5.7%	2.84	4.8%
North Mountain	1,621	73%	1.4%	0.6%	25.5%	2.58	14.9%
Otay	6	83%	16.7%	0.0%	0.0%	4.00	16.7%
Pala-Pauma	1,989	89%	2.3%	0.2%	8.3%	3.05	3.9%
Pendleton-DeLuz	7,562	34%	66.0%	0.0%	0.0%	3.66	1.6%
Rainbow	742	78%	7.0%	0.0%	15.1%	2.74	2.4%
Ramona	12,727	83%	2.7%	11.4%	3.4%	2.92	3.5%
San Dieguito	12,759	75%	9.0%	16.1%	0.0%	3.07	8.2%
Spring Valley	20,864	65%	8.0%	20.2%	7.2%	3.16	4.0%



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Table A-24, continued

CPA	Total Units	% Single Family- Detached	% Single Family- Attached	% Multi-Family	% Mobile Homes & Other	Persons per Household	Vacancy Rate
Sweetwater	4,542	78%	9.4%	13.1%	0.0%	2.96	3.7%
Valle De Oro	15,565	70%	4.2%	25.3%	0.6%	2.76	2.8%
Valley Center	6,894	88%	4.2%	0.2%	7.2%	2.83	5.4%
Unincorporated	174,807	72%	7.5%	13.8%	7.0%	2.93	5.3%
San Diego County	1,197,407	5%	9.0%	36.3%	3.5%	2.83	4.8%

SOURCE: SANDAG 2018 Estimates (data extracted 07/2020).

NOTE: SANDAG definitions for these household types are as follows:

“Single Family- Detached” : One unit detached structures with open space on all sides.

“Single Family- Attached” : One unit attached structures (with one or more adjoining walls extending from ground to roof).

“Single Family” : One unit detached structures (with open space on all sides) and one unit attached structures (with one or more adjoining walls extending from ground to roof). Combines single family detached and attached units. The term “single family” is used in the projections.

Multi-Family: Units in structures with two or more housing units.

Mobile Homes and Other: Mobile homes or trailers to which no permanent rooms have been added.



Table A-25: Projected Housing Type Changes: 2018-2050

CPA	2030						2040						2050					
	Single Family-Detached		Multifamily		Mobile Home		Single Family-Detached		Multifamily		Mobile Home		Single Family-Detached		Multifamily		Mobile Home	
	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹	Units	% Change ¹
Alpine	1,653	29.4%	-65	-8.5%	0	0.0%	2,174	38.7%	-40	-5.2%	0	0	2,444	43.5%	388	50.5%	-6	-2.2%
Barona	-74	-30.3%	32	N/A ²	0	N/A ²	-74	-30.3%	32	N/A ²	0	N/A ²	-74	-30.3%	32	N/A ²	0	N/A ²
Bonsall	848	24.1%	12	3.8%	0	0.0%	1,240	35.3%	12	3.8%	0	0	1,292	36.7%	12	3.8%	0	0.0%
Central Mountain	238	11.8%	-68	-87.2%	0	0.0%	407	20.2%	-68	-87.2%	0	0	418	20.7%	-68	-87.2%	0	0.0%
County Islands	53	9.1%	199	1421.4%	0	N/A ²	53	9.1%	539	3850.0%	0	N/A ²	156	26.9%	822	5871.4%	0	N/A ²
Crest-Dehesa	189	5.5%	2	2.1%	0	0.0%	256	7.4%	2	2.1%	0	0	283	8.2%	2	2.1%	0	0.0%
Desert	269	10.5%	120	63.5%	-62	-7.1%	532	20.7%	120	63.5%	-62	-7.1%	1,434	55.9%	120	63.5%	-62	-7.1%
Fallbrook	2,320	18.2%	208	7.9%	-74	-9.1%	3,662	28.7%	494	18.8%	-122	-15.0%	3,838	30.1%	685	26.1%	-133	-16.3%
Jamul-Dulzura	965	30.7%	89	247.2%	0	0.0%	1,294	41.2%	89	247.2%	-5	-5.2%	1,580	50.3%	89	247.2%	-16	-16.7%
Julian	222	12.7%	-3	-6.4%	0	0.0%	279	15.9%	-3	-6.4%	0	0	283	16.2%	-3	-6.4%	0	0.0%
Lakeside	7,689	47.1%	126	2.0%	-303	-5.7%	8,937	54.7%	639	9.9%	-471	-8.8%	9,228	56.5%	2,361	36.7%	-507	-9.5%
Mountain Empire	617	23.1%	51	35.9%	-3	-1.3%	794	29.8%	51	35.9%	-3	-1.3%	1,243	46.6%	51	35.9%	-3	-1.3%
North County Metro	4,726	33.8%	149	13.0%	54	5.9%	5,959	42.7%	590	51.6%	54	5.9%	6,443	46.1%	1,032	90.2%	54	5.9%
North Mountain	97	8.1%	-9	-100.0%	0	0.0%	233	19.4%	-9	-100.0%	0	0	237	19.8%	-9	-100.0%	0	0.0%
Otay	281	4683.3%	0	N/A ²	0	N/A ²	430	7166.7%	0	N/A ²	0	N/A ²	567	9450.0%	0	N/A ²	0	N N/A ²
Pala-Pauma	489	26.9%	8	266.7%	31	18.7%	779	42.8%	8	266.7%	31	18.7%	837	46.0%	8	266.7%	31	18.7%
Pendleton-De Luz	-613	-8.1%	2,343	N/A ²	0	N/A ²	-578	-7.6%	2,343	N/A ²	0	N/A ²	-554	-7.3%	2,343	N/A ²	0	N/A ²
Rainbow	248	39.4%	0	N/A ²	0	0.0%	326	51.7%	0	N/A ²	0	0	357	56.7%	0	N/A 2	0	0.0%
Ramona	1,073	9.9%	133	9.2%	43	9.8%	1,891	17.4%	247	17.1%	43	9.8%	2,222	20.5%	542	37.4%	43	9.8%
San Dieguito	356	3.3%	-50	-2.4%	0	N/A ²	1,113	10.4%	-50	-2.4%	0	N/A ²	1,337	12.5%	-49	-2.4%	0	N/A ²
Spring Valley	2,090	13.8%	-176	-4.2%	0	0.0%	2,914	19.2%	-210	-5.0%	0	0	3,510	23.2%	-346	-8.2%	0	0.0%
Sweetwater	301	7.6%	97	16.4%	0	N/A ²	269	6.8%	407	68.6%	0	N/A ²	254	6.4%	626	105.6%	0	N/A ²
Valle De Oro	612	5.3%	-149	-3.8%	0	0.0%	751	6.5%	-168	-4.3%	0	0	819	7.1%	-147	-3.7%	0	0.0%
Valley Center	1,456	22.8%	12	75.0%	-19	-3.8%	1,941	30.4%	110	687.5%	-19	-3.8%	2,058	32.2%	605	3781.3%	-19	-3.8%
Unincorporated County	25,636	18.5%	3,025	12.5%	-387	-3.2%	35,107	25.4%	5,099	21.1%	-608	-5.0%	39,737	28.7%	9,060	37.5%	-672	-5.5%
San Diego County	33,834	4.7%	120,313	27.7%	-2,752	-6.5%	40,973	5.7%	201,203	46.3%	-4,930	-11.7%	42,936	6.0%	328,216	75.5%	-6,107	-14.5%

SOURCES: SANDAG, Estimates, 2018 (data extracted 07/2020). SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).

1. Change from 2018

2. Units in 2018 was zero (0) and thus no percentage change could be calculated.



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TENURE AND OCCUPANCY

Tenure refers to the type of occupancy, whether a unit is owner-occupied or renter-occupied. Furthermore, an occupied housing unit is a household. The majority of the housing units in the unincorporated area were owner-occupied in 2018 (67 percent) (*Table A-26: Tenure: 2018*). Housing tenure data for CPAs is not available beyond the 2010 US Census.

Table A-26: Tenure: 2018

	Owner-Occupied		Renter Occupied		Total
	#	%	#	%	
Incorporated County	112,426	66.7%	56,026	33.3%	168,452
San Diego County	593,890	53.1%	525,090	46.9%	1,118,980

SOURCE: SANDAG, Profile Warehouse Census, 2010.

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

Table A-27: Tenure by CPA: 2010

CPA	Total Housing Units	Occupied Units	% Owner Occupied	% Renter Occupied
Alpine	6,543	6,324	69.9%	30.1%
Barona	202	199	72.9%	27.1%
Bonsall	3,875	3,705	76.6%	23.4%
Central Mountain	2,182	1,975	78.4%	21.6%
County Islands	593	579	47.7%	52.3%
Crest-Dehesa	3,560	3,446	86.6%	13.4%
Desert	3,546	1,997	78.8%	21.2%
Fallbrook	15,929	15,029	67.8%	32.2%
Jamul-Dulzura	3,234	3,148	83.9%	16.1%
Julian	1,711	1,312	77.4%	22.6%
Lakeside, Pepper/Bostonia	27,567	26,201	62.1%	37.9%
Mountain Empire	3,023	2,739	70.3%	29.7%
North County Metro	16,008	15,091	78.7%	21.3%
North Mountain	1,527	1,262	72.7%	27.3%



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Table A-27, continued

CPA	Total Housing Units	Occupied Units	% Owner Occupied	% Renter Occupied
Otay	7	6	16.7%	83.3%
Pala-Pauma	1,980	1,845	70.9%	29.1%
Pendleton-DeLuz	7,531	6,309	4.4%	95.6%
Rainbow	708	708	79.8%	20.2%
Ramona	12,376	11,980	73.3%	26.7%
San Dieguito	10,993	10,089	82.9%	17.1%
Spring Valley	20,533	19,465	62.5%	37.5%
Sweetwater	4,713	4,453	73.0%	27.0%
Valle de Oro	15,536	14,957	72.7%	27.3%
Valley Center	6,638	6,511	79.9%	20.1%
Unincorporated	170,515	159,330	68.7%	31.3%

SOURCE: SANDAG, Profile Warehouse Census, 2010.

HOUSING COST AND AFFORDABILITY

For-Sale Housing Market

Housing costs in the unincorporated communities have increased significantly since 2016. Median home sales prices increased by an average 18 percent for the CPAs for which data was available. Median home sales prices increased by more than 60 percent in Bonsall, Jamul, and Julian (*Table A-28: Single-Family Median Home Values: January 2016 vs. January 2020*). Despite the increases in prices, more homes were reported to have been sold in January 2020 than January 2016. Data available for several unincorporated communities show that Fallbrook, Ramona, and Spring Valley experienced the highest number of home sales in January 2020.

Table A-28: Single-Family Median Home Values: January 2016 vs. January 2020

CPA	January 2016		January 2020		% Change (2016-2020)
	Number of Sales	Median Price	Number of Sales	Median Price	
Alpine	14	\$485,000	18	\$640,000	32.0%
Bonsall	4	\$452,500	16	\$732,500	61.9%
Borrego Springs	8	\$225,000	12	\$215,000	-4.4%
Campo	4	\$260,000	4	\$266,500	2.5%
Fallbrook	40	\$442,500	67	\$588,750	33.1%
Jamul	11	\$465,000	18	\$769,500	65.5%
Julian	2	\$252,500	8	\$427,000	69.1%



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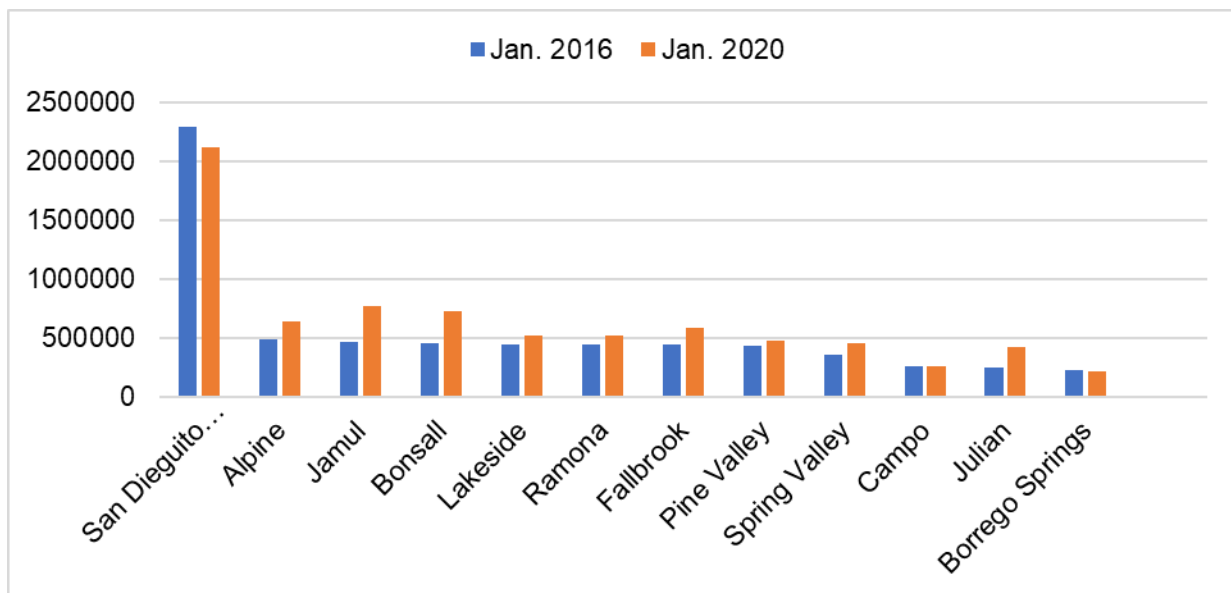
Table A-28, continued

CPA	January 2016		January 2020		% Change (2016-2020)
	Number of Sales	Median Price	Number of Sales	Median Price	
Lakeside	38	\$450,000	35	\$521,000	15.8%
Pine Valley	3	\$435,000	3	\$481,000	10.6%
Ramona	36	\$446,500	46	\$522,500	17.0%
San Dieguito (Rancho Santa Fe)	12	\$2,297,500	26	\$2,125,000	-7.5%
Spring Valley	41	\$356,000	52	\$460,000	29.2%
Total	213	\$547,292	305	\$645,729	18.0%

SOURCE: Corelogic (January 2016 and January 2020).

Note: Reporting resale single-family residences and condos as well as new homes.

Figure A-1: Single Family Median Home Values – January 2016 vs January 2020



SOURCE: Corelogic (January 2016 and January 2020).

Note: Reporting resale single-family residences and condos as well as new homes.

Zillow claims home value indices are a better representation of home values since they represent the whole housing stock and not just homes that sell or list in a given month. Zillow home value indices represent the value of typical homes (new construction and existing homes) in a selected geographic area. The home value indices for communities in the unincorporated County indicate that condos are generally more affordable than single-family homes. *Table A-29: Home Value Index Single-Family Home vs. Condos: July 2020* shows that in July 2020, condos were anywhere from 26 percent to 67 percent the estimated value of single-family homes in CPAs in the unincorporated area. Despite being a more affordable option to single-family homes, condo



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home values have increased at similar rates as single-family homes. For the communities for which there was available data, Alpine and Spring Valley have experienced the highest increase in condo home value indices.

Table A-29: Home Value Index Single-Family Home vs. Condos: July 2020

CPA	Home Value Index				% HVI Difference in 2020 (SFH vs Condo)
	Single Family Home	% Change (1 Yr)	Condo	% Change (1 Yr)	
Alpine	\$671,500	4.1%	\$306,900	10.6%	54.3%
Bonsall	\$737,200	2.7%	\$400,800	5.8%	45.6%
Fallbrook	\$608,200	3.2%	\$392,900	3.8%	35.4%
Jamul	\$697,100	3.4%	—	—	—
Julian	\$386,100	5.1%	—	—	—
Lakeside	\$553,800	6.1%	\$263,100	5.8%	52.5%
Pala	\$687,800	3.6%	—	—	—
Ramona	\$564,000	4.7%	\$343,000	5.4%	39.2%
Rancho Santa Fe	\$2,588,400	4.8%	\$859,900	3.7%	66.8%
Spring Valley	\$523,600	7.4%	\$333,100	6.4%	36.4%
Valley Center	\$620,000	2.3%	\$460,600	5.9%	25.7%

SOURCE: Zillow.com (data extracted 07/2020).

"—" means no data available.

Table A-31: San Diego County Housing Affordability Matrix: 2020 shows that with these home value indices, single-family homes and condos would be unaffordable (housing costs more than 30-35% of annual gross income) to most income levels. Only persons or families with moderate incomes would be able to afford condos without incurring cost burdens.

Rental Housing Market

Information on rental rates in the unincorporated area was obtained through review of rental listings (*Table A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*). Given the suburban and semi-rural character of some CPAs, rental housing has limited availability. Therefore, the surveyed rents may appear also to fluctuate greatly depending on the number and which properties responded to the survey.

Table A-30: Average Rental Rates by Unit Type: Spring and Fall 2019

Community Plan Area	Studio	One Bedroom	Two Bedroom	Three Bedroom
Spring 2019				
Bonita	—	—	\$1,900	\$2,300



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Community Plan Area	Studio	One Bedroom	Two Bedroom	Three Bedroom
Fallbrook/Rainbow	—	\$2,401	\$3,454	—
Lakeside	—	—	\$1,543	\$1,450
Spring Valley	—	\$1,293	\$1,711	\$2,030
County of San Diego ⁽¹⁾	\$1,315	\$1,684	\$2,071	\$2,526
Fall 2019				
Bonita	—	—	\$1,465	—
Fallbrook/Rainbow	—	\$800	\$2,401	—
Lakeside	—	—	\$1,428	—
Spring Valley	—	\$1,632	\$1,832	\$2,100
County of San Diego ⁽¹⁾	\$1,324	\$1,666	\$2,013	\$2,483

SOURCE: San Diego County Apartment Association, Vacancy and Rental Rate Survey Spring 2019 and Fall 2019.

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

"—" means no data available.

As shown in *Table A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*, market rents in 2019 within the unincorporated County communities ranged from \$800 to \$2,401 for a one-bedroom unit; \$1,428 to \$3,454 for a two-bedroom unit; and \$1,450 to \$2,300 for a three-bedroom unit. With the exception of the average rent for one-bedroom units in fall 2019, Fallbrook/Rainbow rents were higher than the corresponding average rent countywide. For all other unincorporated County CPAs for which data was available, average rents were lower than countywide averages.

Based on the affordability calculations in *Table A-31: San Diego County Housing Affordability Matrix: 2020*, most rental units are unaffordable to extremely low- and very low-income level residents in the unincorporated County. For example, two-bedroom rentals for a small family (three-person household) would only be affordable if the family has a moderate income (maximum affordable rent = \$2,055). Small families of any other income level could not potentially even afford a studio without incurring cost burdens. A more detailed analysis of affordability by income level is provided in the Housing Affordability by Household Income section below.

Short-Term Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as "home-shares," where the primary resident offers one or more rooms to visitors while remaining on-site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability.



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by changing the way residential properties are used and reducing housing availability for local residents.

San Diego County's Zoning Ordinance does not explicitly address short-term rentals. The Zoning Code does make reference to bed and breakfast homes, which are a permitted accessory use upon issuance of a minor use permit provided some conditions are complied with, including:

- Located in a zone subject to the RR, A70, A72, S90 or S92 use regulations, or in a designated Historic District
- A maximum of five bedrooms are made available
- No bed and breakfast home can be located on a lot closer than 500 feet to any other lot containing a bed and breakfast home
- The owner or lessee does not necessarily need to reside in the property and owner/lessee contact information must be provided in each room

While the County Zoning Ordinance does not address short-term rentals specifically, the Valle de Oro Community Planning Group has a Subcommittee on Short-Term Rentals actively discussing short-term rentals as of July 2020.

Housing Affordability by Household Income

Housing affordability can be determined by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Based on the state-established threshold of affordable housing costs at no more than 30 percent of household income, *Table A-31: San Diego County Housing Affordability Matrix: 2020* provides estimates of what households at different income levels can afford to rent or buy. These estimates are conservative using the methodology outlined in the Health and Safety Code, and are presented in the Housing Element as a general reference. Each housing program, depending on specific funding sources, may estimate affordable home prices and rents using slightly different assumptions.

Extremely Low-Income Households: Extremely low-income households are those earning 30 percent or less of the AMI. Based on the rental data presented in *Table A-30: Average Rental Rates by Unit Type: Spring and Fall 2019*, extremely low-income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also beyond the reach of extremely low-income households.

Very Low-Income Households: Very low-income households are those earning between 31 and 50 percent of the AMI. Based on the rental data presented in *Table A-30: Average Rental Rates by*



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Unit Type: Spring and Fall 2019, very low-income households would be unlikely to secure adequately sized and affordable rental housing in the unincorporated area. Ownership housing is also very unlikely for very low-income households.

Low-Income Households: Low-income households earn 51 to 80 percent of the County AMI. Based on the sales data presented in *Table A-28: Single-Family Median Home Values: January 2016 vs. January 2020* and home value indices in *Table A-29: Home Value Index Single-Family Home vs. Condos: July 2020*, low-income households would not be able to afford to own a typical single-family home or condo on the market. The home sales prices and median home values far exceed the maximum affordable sales prices and affordable rents for low-income households. Zillow's home value indices are estimates of the value of a typical home in a selected geographic area and include the entire housing stock of that area (new construction and existing homes).

Moderate-Income Households: Moderate-income households earn up to 120 percent of the County AMI. Moderate-income households can afford most rental options and ownership of condominiums. However, single-family home values have increased over the last few years beyond the affordability of moderate-income households in the region.

Table A-31: San Diego County Housing Affordability Matrix: 2020

Income Group/ Household Size	Annual Income	Maximum Affordable Rent			Maximum Affordable Sales Price		
		Monthly Housing Cost ⁽²⁾	Utilities ⁽³⁾	Rent ⁽⁴⁾	Annual Housing Cost ⁽⁵⁾	Utilities, HOA, Taxes, Insurance ⁽⁶⁾	Home Price ⁽⁷⁾
Extremely Low (30% AMI)							
One Person	\$24,300	\$608	\$164	\$444	\$24,300	\$377	\$53,733
Two Person	\$27,750	\$694	\$198	\$496	\$27,750	\$440	\$58,984
Small Family ⁽⁸⁾	\$31,200	\$780	\$240	\$541	\$31,200	\$513	\$62,257
Four Person	\$34,650	\$866	\$283	\$583	\$34,650	\$586	\$65,180
Large Family ⁽⁹⁾	\$37,450	\$936	\$348	\$589	\$37,450	\$675	\$60,758
Very Low (50% AMI)							
One Person	\$40,450	\$1,011	\$164	\$847	\$40,450	\$518	\$114,811



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Table A-31, continued

Income Group/ Household Size	Annual Income	Maximum Affordable Rent			Maximum Affordable Sales Price		
		Monthly Housing Cost ⁽²⁾	Utilities ⁽³⁾	Rent ⁽⁴⁾	Annual Housing Cost ⁽⁵⁾	Utilities, HOA, Taxes, Insurance ⁽⁶⁾	Home Price ⁽⁷⁾
Two Person	\$46,200	\$1,155	\$198	\$958	\$46,200	\$602	\$128,760
Small Family ⁽⁸⁾	\$52,000	\$1,300	\$240	\$1,061	\$52,000	\$695	\$140,921
Four Person	\$57,750	\$1,444	\$283	\$1,161	\$57,750	\$788	\$152,543
Large Family ⁽⁹⁾	\$62,400	\$1,560	\$348	\$1,213	\$62,400	\$894	\$155,118
Low (80% AMI)							
One Person	\$64,700	\$973	\$164	\$809	\$45,423	\$561	\$133,619
Two Person	\$73,950	\$1,112	\$198	\$915	\$51,912	\$652	\$150,363
Small Family ⁽⁸⁾	\$83,200	\$1,251	\$240	\$1,012	\$58,401	\$751	\$165,129
Four Person	\$92,400	\$1,391	\$283	\$1,108	\$64,890	\$851	\$179,546
Large Family ⁽⁹⁾	\$99,800	\$1,502	\$348	\$1,154	\$70,081	\$961	\$184,168
Moderate (120% AMI)							
One Person	\$77,900	\$1,784	\$164	\$1,620	\$71,379	\$893	\$276,774
Two Person	\$89,000	\$2,039	\$198	\$1,842	\$81,576	\$1,030	\$313,970
Small Family ⁽⁸⁾	\$100,150	\$2,294	\$240	\$2,055	\$91,773	\$1,176	\$349,187
Four Person	\$111,250	\$2,549	\$283	\$2,266	\$101,970	\$1,324	\$384,054
Large Family ⁽⁹⁾	\$120,150	\$2,753	\$348	\$2,406	\$110,128	\$1,472	\$405,037

SOURCES: 2020 Income limits from California Department of Housing and Community Development; Housing Authority of the County of San Diego, July 2019 Utility Allowance Schedule.

(1) 2020 Area Median Income (AMI) = \$92,400.

(2) Assumes 30-35% of annual gross income as affordable housing costs (depending on tenure and income level).



Table A-31, continued

(3) Based on the Housing Authority of the County of San Diego July 2019 Utility Allowance Schedule; average for natural gas and electric expenses.

(4) Rent is calculated by subtracting utility costs from the monthly housing costs.

(5) Assumes 30-35% of annual gross income as affordable housing costs (depending on tenure and income level).

(6) Assumes 35% of monthly affordable cost for HOA, taxes, and insurance.

(7) Home price based on 5% down payment, 4% interest rate for a 30-year fixed rate mortgage loan.

(8) Small Family = 3-person household.

(9) Large Family = 5-person or more household.

Methodology: Affordable housing costs in this table are calculated based on California Health and Safety Code definitions, which generally result in lower affordable housing costs.

HOUSING PROBLEMS

Age of Housing and Substandard Housing Conditions

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

According to the 2014-2018 ACS, about 68 percent of the overall housing stock in the unincorporated area was built prior to 1990 (and is thus at least 30 years old) (*Table A-32: Age of Housing: 2018*). In Fallbrook, Julian, Lakeside, Rainbow, Ramona, Rancho Santa Fe (San Dieguito), and Spring Valley, a greater proportion (over 68 percent) of housing stock is over 30 years old than the overall unincorporated County. The proportion of housing stock over 50 years old in Spring Valley (32 percent) far exceeds the unincorporated proportion of 24 percent. Comparing the unincorporated County to other jurisdictions, San Marcos and Carlsbad both have relatively low percentages of housing stock built after 1990 at 54 percent and 45 percent, respectively.

Age of housing in the unincorporated County is similar to the County as a whole. About 72 percent of the County's housing stock is at least 30 years old. In addition, according to the 2014-2018 ACS, an estimated 1,366 units in the unincorporated area lacked complete plumbing facilities and 2,137 units lacked complete kitchen facilities. These units may potentially require substantial rehabilitation or, in some cases, replacement. As the housing stock in the unincorporated County ages, there will be more need of repairs and rehabilitation.

Table A-32: Age of Housing: 2018

	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or After (<30 Years)
Incorporated Cities			
Carlsbad	11.0%	43.9%	45.1%
Chula Vista	31.9%	26.7%	41.4%



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	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or After (<30 Years)
Coronado	42.1%	41.7%	16.2%
Del Mar	43.6%	44.4%	12.1%
El Cajon	41.2%	46.9%	11.8%
Encinitas	23.2%	55.8%	21.0%
Escondido	22.4%	53.4%	24.2%
Imperial	49.2%	36.9%	13.9%
La Mesa	53.7%	33.4%	12.9%
Lemon Grove	60.2%	30.1%	9.7%
National City	52.4%	31.6%	16.0%
Oceanside	18.5%	50.1%	31.3%
Poway	21.0%	55.2%	23.8%
San Diego	35.8%	39.3%	24.9%
San Marcos	7.0%	38.6%	54.4%
Santee	25.9%	54.4%	19.7%
Solana Beach	22.8%	67.1%	10.1%
Vista	21.2%	55.5%	23.3%
CPAs			
Alpine	11%	45%	44%
Bonsall	6%	60%	34%
Camp Pendleton	6%	23%	70%
Fallbrook	25%	45%	30%
Jamul	14%	50%	36%
Julian	29%	55%	16%
Lakeside	25%	56%	19%
Pala	13%	27%	60%
Rainbow	23%	53%	24%
Ramona	25%	48%	27%
Rancho Santa Fe (San Dieguito)	42%	33%	25%
Spring Valley	32%	49%	18%
Valley Center	14%	37%	49%
Unincorporated	24.2%	44.0%	31.8%
County Total	30.7%	41.7%	27.6%

SOURCE: 2014-2018 American Community Survey 5-Year Estimates, Table B25034: Year Structure Built Universe: Housing Units.

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



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Overcrowding

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

Overall, about 7,960 occupied units (5 percent of all households) in the unincorporated area were considered overcrowded, according to the 2014-2018 ACS (see *Table A-33: Overcrowding: 2018*).

Overcrowding tends to affect renter households disproportionately, with 9.5 percent of all renter households compared to nearly 3 percent owner households in the unincorporated area being overcrowded. In general, overcrowding was less prevalent in the unincorporated area than countywide, which had nearly 7 percent of all households being overcrowded.

Table A-33: Overcrowding: 2018

	Total Occupied Units	Total Owner Occupied	% Owner Occupied Over-crowded	% Owner Occupied Severely Over-crowded	Total Renter Occupied	% Renter Occupied Over-crowded	% Renter Occupied Severely Over-crowded
Carlsbad	43,293	27,883	1.1%	0.3%	15,410	4.3%	0.4%
Chula Vista	78,940	46,060	4.3%	1.1%	32,880	17.0%	6.0%
Coronado	8,396	4,279	0.4%	0.0%	4,117	1.7%	1.3%
Del Mar	2,140	1,101	0.0%	0.0%	1,039	2.1%	2.1%
El Cajon	32,844	12,922	3.3%	0.7%	19,922	16.0%	4.2%
Encinitas	23,996	15,162	1.5%	0.4%	8,834	6.9%	2.4%
Escondido	46,338	23,426	5.4%	1.2%	22,912	19.5%	7.5%
Imperial Beach	9,175	2,811	2.1%	0.5%	6,364	14.7%	4.3%
La Mesa	23,298	9,594	1.3%	0.4%	13,704	6.6%	3.2%
Lemon Grove	8,441	4,543	6.0%	1.3%	3,898	10.5%	3.3%
National City	16,478	5,736	8.4%	2.4%	10,742	16.4%	5.3%
Oceanside	61,656	34,733	2.4%	0.6%	26,923	9.8%	2.6%
Poway	15,766	11,643	1.8%	0.5%	4,123	11.2%	3.7%
San Diego	503,463	235,877	2.8%	0.8%	267,586	9.6%	3.7%
San Marcos	29,171	17,861	2.9%	0.8%	11,310	14.3%	4.1%
Santee	19,650	13,871	1.9%	0.5%	5,779	7.1%	0.5%
Solana Beach	5,604	3,334	0.7%	0.0%	2,270	4.9%	4.3%



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Table A-33, continued

	Total Occupied Units	Total Owner Occupied	% Owner Occupied Over-crowded	% Owner Occupied Severely Over-crowded	Total Renter Occupied	% Renter Occupied Over-crowded	% Renter Occupied Severely Over-crowded
Vista City	30,275	14,907	4.3%	1.2%	15,368	20.2%	6.0%
Unincorporated	160,056	108,147	2.8%	0.6%	51,909	9.5%	2.7%
San Diego County	1,118,980	593,890	2.9%	0.7%	525,090	11.0%	3.8%

SOURCE: 2014-2018 American Community Survey Table B25014: Tenure by Occupants Per Room.

Cost Burden

Cost burden is defined as a household paying more than 30 percent of its gross household income on housing costs, including utilities, taxes, and insurance. Overall, 44 percent of the households in the unincorporated area experienced housing cost burden according to the 2014-2018 ACS (*Table A-34: Cost Burden by Household Income and Tenure—Unincorporated County: 2014-2018*). Renter households were more severely impacted by cost burden. About 62 percent of renter households experience cost burdens regardless of income level compared to 36 percent of owner households. Among both owner and renter households, the extremely low-income households faced the greatest burden.

Although homeowners benefit from tax deductions that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require separate families to share housing arrangements, resulting in overcrowding and related problems. In the event of a loss of income or unemployment, or other unexpected costs (such as healthcare expenses), lower-income renter households could be at risk of becoming homeless. The current pandemic has resulted in high unemployment rates, and many renter households are unable to maintain rent payments. While the eviction moratorium helps delay the eviction of a potentially large number of lower-income renter households, the delay does not address the cumulative rent burdens, and eviction may eventually occur.

Table A-34: Cost Burden by Household Income and Tenure—
Unincorporated County: 2014-2018

	Households	Cost Burdened	% of Households
Owner Households			
Extremely Low ($\leq 30\%$ AMI)	6,788	5,777	85.1%
Very Low (31-50% AMI)	7,862	5,092	64.8%
Low (51-80% AMI)	9,347	5,351	57.2%



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	Households	Cost Burdened	% of Households
Moderate (81-120% AMI)	15,494	8,036	51.9%
Above Moderate (>120% AMI)	67,643	13,901	20.6%
Total Owners	107,134	38,157	35.6%
Renter Households			
Extremely Low ($\leq$ 30% AMI)	6,455	6,204	96.1%
Very Low (31-50% AMI)	8,977	8,217	91.5%
Low (51-80% AMI)	8,512	6,875	80.8%
Moderate (81-120% AMI)	10,482	6,141	58.6%
Above Moderate (>120% AMI)	14,236	2,940	20.7%
Total Renters	48,662	30,377	62.4%
Total	155,796	68,534	44.0%

SOURCE: 2014-2018 American Community Survey Table B25106: Tenure by Housing Costs as a Percentage of Household Income.

Note: Income levels were estimated by matching the 2018 State Income Limits to the Census category in TABLE B25106 of the 2014-2018 ACS estimates. See *Table A-8* for details. Totals based on households with income. Households with zero or negative income were excluded.

Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, passed in 2017, requires the inclusion in the Housing Element of an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The bill states that if the public agency completes or revises an assessment of fair housing or analysis of impediments to fair housing choice, the public agency may incorporate relevant portions of that assessment of fair housing into the Housing Element.

HUD has developed a series of indices for the purpose of fair housing assessment to help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in San Diego County. *Table A-35: Opportunity Indicators by Race/Ethnicity—San Diego County* provides index scores or values (the values range from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of fourth grade students on state exams to describe which neighborhoods



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have high-performing elementary schools nearby and which are near lower-performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.

- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area [CBSA]). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

As shown in *Table A-35: Opportunity Indicators by Race/Ethnicity—San Diego County*, in San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rates. Black residents were most likely to reside in areas with the lowest environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation.



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As expected, populations living below the poverty line of all ethnic/racial groups had lower indices for most opportunity indicators than the total population of that ethnic/racial group. Still, for populations living below the federal poverty levels, Native American, Black, and Hispanic residents were more likely to have limited access to opportunities like lower exposure to poverty, high quality schools, high labor force participation, and proximity to jobs.



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Table A-35: Opportunity Indicators by Race/Ethnicity—San Diego County

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
San Diego County							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population Below Federal Poverty Line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91



FAIR HOUSING RECORDS

In 2020, the County of San Diego collaborated with all jurisdictions in the County to prepare a Regional Analysis of Impediments (AI) to Fair Housing Choice. The AI draft dated August 2020 found the following impediments.

Regional impediments that apply to all 19 jurisdictions in the San Diego region:

- Hispanics and Blacks continue to be underrepresented in the homebuyer market and experience large disparities in loan approval rates.
- Due to the geographic disparity in terms of rents, concentrations of HCV use have occurred, with a high rate of voucher use in El Cajon and National City.
- Housing choices for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.
- Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.
- Fair housing outreach and education should expand to many media forms, not be limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and an ineffective means to reach the community at large.
- Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, just over 15 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

Jurisdictional impediments that apply to the County of San Diego:

- Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available. Zoning amendments related to density bonuses, accessory dwelling units, low barrier navigation centers, emergency shelter capacity, parking standards, and transitional and supportive housing are needed in San Diego County.

PUBLICLY ASSISTED HOUSING AND AT-RISK ANALYSIS

Housing Element law requires that a jurisdiction provide an analysis of existing publicly assisted housing developments that are eligible to convert from low-income use to market-rate housing



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during the next ten years (April 15, 2021, through April 15, 2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of deed restrictions. This analysis is required only for multi-family rental housing for lower-income households.

Inventory of Publicly Assisted Housing

Publicly assisted housing developments are defined as multi-family living units that receive government assistance such as state or local mortgage revenue bond programs, redevelopment funds, local in-lieu fees, density bonus incentives, inclusionary housing programs, or federal housing programs. *Table A-36: Assisted Housing Inventory* summarizes the inventory of assisted affordable housing in the unincorporated area. Different funding programs may have different affordability controls. If a project is funded with multiple sources, portions of the assistance may be considered at risk. For example, Lakeside Gardens was funded with CDBG funds that require the units to set rents at affordable rates to lower-income households through 2058. A project-based Section 8 contract further subsidizes the rents for five households with a contract expiration of every five years. This type of project is at low risk of converting to market-rate housing.



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Table A-36: Assisted Housing Inventory

Development	Date of Initial Contract	Years of Affordability	Date of Expiration	Total Units	Assisted Housing		Funding or Program
					Very Low (50% AMI)	Low (80% AMI)	
County Programs							
Lakeside Gardens	9/1/2004	5	8/31/2021	85	84	0	Section 8
	12/30/2003	55	12/30/2058		85	0	C
Persimmon Villas	9/29/1992	30	9/29/2022	33	12	0	DB
Windmill Senior Apts.	11/16/2000	30	11/16/2030	27	10	0	DB
Lamar Springs Apts.	3/20/1984	60	3/20/2044	50	0	6	DB
Kalmia Courtyards	2/9/1994	51	2/9/2045	28	5	6	H, LIHTC
Persimmon Terrace	8/5/1986	60	8/5/2046	36	0	14	DB
Anza Terrace	3/3/1987	60	3/3/2047	64	0	26	DB
Presioca Villa	3/13/1996	55	3/13/2051	94	70	0	H
De Luz Apartments	7/5/2000	55	7/5/2055	26	14	11	H, DB, C
Maplewood Apartments	7/13/2000	55	7/13/2055	78	48	30	C, H, LIHTC
St. Martin De Porres	11/9/2000	55	11/9/2055	116	115	0	H
Summeridge/Village W.	6/1/2001	55	6/1/2056	96	40	55	H
Spring Valley Apts.	2/22/2002	55	2/22/2057	58	12	46	HO, LIHTC/C
Dove Canyon/4S Ranch	7/30/2002	55	7/30/2057	120	36	84	H, DB
Fallbrook View Apts.	9/12/2002	55	9/12/2057	80	11	69	C
Villa Lakeshore Apts.	6/10/2004	55	6/10/2059	34	17	17	C, RDA
Pine View Apts.	9/24/2004	55	9/24/2059	101	27	74	C, H
Spring Villas	6/22/2006	55	6/22/2061	136	14	122	H, C
Springbrook Grove	6/9/2008	55	6/9/2063	44	43	1	H, C



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Table A-36, continued

Development	Date of Initial Contract	Years of Affordability	Date of Expiration	Total Units	Assisted Housing		Funding or Program
					Very Low (50% AMI)	Low (80% AMI)	
Silversage	4/27/2009	55	4/27/2064	80	6	72	C, H
Primrose	4/13/2011	55	4/13/2066	21	5	16	C, H
Martin House	2017	40	7/2043	7	6	0	HUD 811
Turnagain Renaissance Apts. ¹	2019	40	2059	80	39	40	LIHTC
Anja House I	2004	40	2044	6	6	0	HUD 811
Aquilla Housing I	2004	40	2044	6	6	0	HUD 811
The Village at Lakeside ¹	1998	40	2038	136	77	78	LIHTC
Montecito Village Apts.	2009	40	2049	70	69	0	8 NC
Pepper Tree Apts.	1980	55	2/2036	32	32	0	515/8 NC
Jamacha Glen Apartments	2000	55	11/10/2055	52	21	22	LIHTC

SOURCES: County of San Diego, General Plan Housing Element Background Report, April 2017. County of San Diego Housing and Community Development Services, Rental Assistance and Affordable Housing Directory, 2020.

H = HOME; C = CDBG; RDA = Redevelopment Set-Aside; DB = Density Bonus; HO = Housing Opportunities for Persons with AIDS; LIHTC = Low Income Housing Tax Credits; N = Neighborhood Stabilization Program; 811/202 = HUD Section 811 (Disabled)/202 (Senior) Housing; HFDA/8 NC = Housing Finance Development Agency/Section 8 New Construction; 515/8 NC = Rural Housing/Section 8 New Construction

Note 1: Some projects do not have fixed income distribution for the units and are generally estimated with an even split between very low- and low-income units.



At-Risk Housing

During the 2021-2031 at-risk analysis period, three housing projects may be at risk of converting to market-rate housing due to expiration of deed restrictions or termination of subsidy contracts. *Table A-37 At-Risk Housing Projects: 2021-2031* identifies the at-risk projects, which total 106 restricted units for very low-income households.

Table A-37 At-Risk Housing Projects: 2021-2031

Development	Location	Expiration Date	Total Units	Restricted Units	
				Very Low	Low
Section 8 Projects					
Lakeside Gardens	Lakeside	8/31/2021	85	84	0
		12/30/2058	58	0	0
Density Bonus Projects					
Persimmon Villas	El Cajon	9/29/2022	33	12	0
Windmill Senior Apts.	Lakeside	11/16/2030	27	10	0
Total			145	106	0

SOURCES: County of San Diego, General Plan Housing Element Background Report, April 2017. County of San Diego, Housing and Community Development Services, Rental Assistance and Affordable Housing Directory, 2020.

Section 8 Projects

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

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

Preservation

Tenant-Based Rent Subsidies: Tenant-based rent subsidies, such as HCVs or other tenant-based rental assistance, could be used to preserve the affordability of housing. The County, through a variety of potential funding sources, could provide rental subsidies to very low- and low-income



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households to subsidize the continued affordability of the at-risk units. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the fair market rent for a unit minus the housing cost affordable by assisted household. *Table A-38: Rent Subsidies Required: 2020* presents a general estimate of the rent subsidies required to preserve the affordability of at-risk units. Based on the 2020 estimates and assumptions shown in this table, approximately \$1.1 million would be necessary to subsidize the rents of the 106 very low-income at-risk units.

Table A-38: Rent Subsidies Required: 2020

	Very Low	Low
At-Risk Units	106	0
Total Monthly Rent Income Supported by Affordable Rent	\$1,161	\$1,108
Total Monthly Rent Allowed by Fair Market Rents	\$2,037	\$2,037
Average Monthly Subsidy per Unit	\$876	\$930
Average Annual Subsidy per Unit	\$10,515	\$11,154
Total Annual Subsidy Required	\$1,114,590	\$0

Average subsidy per unit for each project is estimated with the following assumptions: Units are assumed to be two-bedroom and occupied by four-person households. Based on 2020 HCD Area Median Income in San Diego County (see Table A-31: San Diego County Housing Affordability Matrix: 2020) and 2020 Fair Market Rents in San Diego County https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn

Transfer of Ownership: Another option to preserve the units at risk is to transfer the at-risk units to nonprofit ownership. Nonprofit organizations are usually committed to maintaining the long-term affordability of low-income housing and may be eligible for a variety of affordable housing programs. The feasibility of this option depends largely on the willingness of property owners to sell. Transferring ownership would also involve the projects in their entirety, not just the at-risk units. A cursory survey of older apartment buildings sold in the County indicates an average sales price of \$300,000 per unit. At this sales price, the cost for the 106 at-risk units would be about \$32 million. Still, it is assumed that it is less expensive to acquire and preserve at-risk units than to develop new units, as construction costs would be reflective of the rehabilitation of existing improvements and the rehabilitation of older developments would avoid the payment of development impact fees.

Replacement

New Construction of Affordable Units: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Generally, this option is the costliest, averaging at least \$300,000 per unit, excluding land costs. Land costs can be assumed to be \$100,000 per unit given an average of \$40 per square feet when building in the Village Residential (VR) zoning at about 16 dwelling units per acre (du/acre).



Cost Comparison

Table A-39: Cost Comparison to Preserve or Replace At-Risk Units shows that financially assisting with the cost to transfer ownership of these properties to nonprofit organizations (\$31.8 million) may be less expensive than making ongoing rent subsidy contributions over the life of the buildings. The costs involved in constructing new units would likely be the most expensive option.

Table A-39: Cost Comparison to Preserve or Replace At-Risk Units

Option	Per Unit	Total Cost ⁽¹⁾
Rent Subsidy	\$10,515 ⁽²⁾	\$48,933,513.92 ⁽³⁾
Transfer of Ownership	\$300,000	\$31,800,000
Replacement ⁽⁴⁾	\$400,000	\$42,400,000

(1) For 106 at-risk units.

(2) Annual cost in 2020.

(3) Assumes building life of 30 years at 2.5% inflation a year starting at \$1,114,590 for rent subsidy cost in 2020.

(4) Assumes \$100,000 in land costs per units based on building in Village Residential (VR) zoning at about 16 du/ac at \$40 per square feet.

HOUSING IN THE COASTAL ZONE

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

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

While the San Diego region is perceived as a coastal region, little of the unincorporated area falls within the coastal zone. Only a small portion of the San Dieguito CPA falls within the coastal zone. The San Dieguito CPA is generally a low-density, estate residential community. It consistently ranks as one of the top five places in the nation with the most expensive home prices. Since 1982, a total of 83 housing units, 78 single-family, and 5 second units have been added to the portion of that San Dieguito CPA that is within the coastal zone. The types of housing (units in residential



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structures that contain fewer than three units) constructed in the San Dieguito CPA are not subject to the replacement requirement of the Coastal Act.

PROJECTED HOUSING NEEDS

According to SANDAG, the County unincorporated area is projected to have 198,819 occupied households by 2030. Based on the 2014-2018 ACS (*Table A-34: Cost Burden by Household Income and Tenure—Unincorporated County: 2014-2018*), the unincorporated area's income distribution is estimated and shown in *Table A-40: Projected Households by Income and Tenure: 2030*. The nature and extent of housing needs over the 2021-2029 Housing Element period are expected to reflect the need for housing assistance as shown below.

Table A-40: Projected Households by Income and Tenure: 2030

Households	Projected Households	% Extremely Low Income (0–30% AMI)	% Very Low Income (31–50% AMI)	% Low Income (51–80% AMI)	% Moderate/Upper Income (81%+ AMI)
Owners (percentage)	68.8%	6.3%	7.3%	8.7%	77.6%
Total Owners	136,719	8,663	10,033	11,928	106,095
Renters (percentage)	31.2%	13.3%	18.4%	17.5%	50.8%
Total Renters	62,100	8,238	11,456	10,863	31,544
Total (percentage)	100.0%	8.5%	10.8%	11.5%	69.2%
Total Households	198,819	16,900	21,489	22,791	137,639

SOURCES: 2014-2018 American Community Survey Table B25106: Tenure by Housing Costs as a Percentage of Household Income. SANDAG, 2050 Series 13 Regional Growth Forecast (data extracted 07/2020).

Note: Income levels were estimated by matching the 2018 State Income Limits to the Census categories.



Appendix B: **Constraints**



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MARKET CONSTRAINTS

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing. The following discusses these factors and their impact on residential development.

CONSTRUCTION COSTS

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multi-family: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multi-family: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

Construction costs include the cost of materials and labor. Materials costs include the cost of building materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials), which will vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages. In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the state's prevailing wage requirements. It also expanded the definition of what constitutes public funds, capturing significantly more projects (such as housing) beyond just public works that involve public/private partnerships. Except for self-help projects, SB 975 requires payment of prevailing wages for most private projects constructed under an agreement with a public agency providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the



availability and cost of labor to complete housing projects. This shortage may be further exacerbated by limitations and restrictions due to the current COVID-19 pandemic. Although construction costs are a significant factor in the overall cost of development, the County of San Diego has no direct influence over materials and labor costs.

LAND COSTS

There is a great degree of variation in the value of residential land in the unincorporated area. This is due to factors such as the accessibility of areas to employment centers, commercial uses, transit, civic and recreational uses, and the availability and quality of services and infrastructure. Based on development proposals and pro forma information for housing subdivisions in San Diego County between 2017 and 2018, land costs range from \$27 to \$42 per square foot for a typical 1,800-square-foot home. Land cost for multi-family housing was not available but generally can be assumed to be higher on a per square foot basis. Therefore, density is an important factor in achieving project feasibility.

FINANCIAL COSTS

Construction Financing

According to recent estimates, the cost of marketing and financing a typical 1,800-square-foot home in San Diego County is approximately \$27 per square foot. To gain access to debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. Supplemental funds such as equity funds, predevelopment capital, performance guarantees, and bridge loans are used to fill the financing gap in making a project affordable.

In the County, affordable housing developers often have difficulty in obtaining the supplemental financing needed to build affordable housing. The County has focused on increasing affordable housing development by bringing additional funding into the region. This includes taking advantage of expanded funding opportunities, particularly at the state level, and a \$50 million local investment through the Innovative Housing Trust Fund. These efforts are in addition to the County's allocation of federal entitlement dollars under the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs.

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



In addition, California eliminated redevelopment agencies in 2012.²² Redevelopment agencies were required to set aside 20 percent of their tax increment revenue for the provision of affordable housing, creating 15,000 homes in San Diego County through direct subsidies. Funds from this source were also critical in leveraging private equity and other government funds. Today, Low Income Housing Tax Credit (LIHTC), which is highly competitive, is the single most important source of affordable housing funds. While recent legislation has created additional affordable housing resources, those are usually targeted toward special needs populations, such as people experiencing homelessness, people with mental disabilities, veterans, and farmworkers. The financing gap for affordable housing for lower-income households continues to widen, especially for homeownership opportunities.

Mortgage Financing

In 2018, there were about 144,000 loan applications for residential financing in San Diego County. Of these, about 70 percent were approved, while about 30 percent were denied, withdrawn, or not completed. Applications from low- and moderate-income households represented about 16 percent of all loan applications. Compared to higher-income households, low- and moderate-income households had a slightly lower approval rate than applicants from higher-income households.

The majority of loan applications in the County were for refinancing (44 percent) or conventional home purchases (34 percent). Over 35,000 refinancing loans were originated in the County in 2018, along with nearly 33,000 conventional home purchases. Government-backed loans made up a much smaller portion of mortgages in the County, with only about 12,000 originated in 2018.

Table B-1: Mortgage Financing by Income of Applicant—San Diego Region

Income (% of Med. Income)	Total Applications		Approved, not Accepted ¹		Denied		Withdraw/Incomplete		Originated	
Low (0-49%)	8,133	6%	169	5%	3,213	13%	1,501	7%	3,250	3%
Moderate (50-79%)	13,807	10%	351	10%	4,146	16%	2,134	11%	7,176	8%
Middle (80-119%)	28,014	19%	703	20%	5,693	22%	4,045	20%	17,573	19%
Upper (>=120%)	78,208	54%	2,081	59%	11,746	46%	11,532	58%	52,849	56%
Income Not Available	15,901	11%	216	6%	881	3%	815	4%	13,989	15%
Total	144,063	100%	3,520	100%	25,679	100%	20,027	100%	94,837	100%

SOURCE: www.lendingpatterns.com, 2018.

²² California Department of Finance. 2018. Redevelopment Agency Dissolution. <http://www.dof.ca.gov/redevelopment/>. Accessed July 2020.



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Notes: 1. "Approved, Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

Table B-2: Disposition of Home Purchase and Improvement Loan Applications: 2018

Loan Type	Total Applicants		Approved, not Accepted ¹		Denied		Withdrawn/Incomplete		Originated	
Conventional Purchase	43,889	34%	1,379	42%	3,588	18%	5,993	32%	32,929	38%
Government-Backed Purchase	14,785	11%	308	9%	885	4%	1,702	9%	11,890	14%
Home Improvement	13,158	10%	240	7%	5,071	25%	1,148	6%	6,699	8%
Refinance	57,587	44%	1,357	41%	10,926	53%	9,725	52%	35,579	41%
Total	129,419	100%	3,284	100%	20,470	100%	18,568	100%	87,097	100%

SOURCE: www.lendingpatterns.com, 2018.

Notes: 1. "Approved Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

San Diego City-County Reinvestment Task Force

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

Examples of strategies outlined by the RTF in its current strategic plan to encourage affordable housing and fair access to financial services include monitoring annual bank community investment activity, facilitating discussion of community reinvestment needs and opportunities, connecting low- and moderate-income residents to resources and financial education, and undertaking collective action projects that promote loans for multi-family affordable housing development, low/moderate-income single-family mortgages, and small business and support nonprofit programs in homebuyer preparation, workforce development, credit repair and financial self-sufficiency. According to the RTF 2018 Community Investment Report, the six RTF banks invested \$1.83 billion in San Diego County's low- and moderate-income communities, including increases in small business lending and investments and tax credits, as well as loans for income-restricted, multi-family affordable housing.

COMMUNITY RESPONSE TO DENSITY AND INTENSIFICATION

Many County CPAs were developed as and remain semi-rural communities. As the housing shortage in the region continues to put pressure on these communities to redevelop and intensify,



community resistance is a potential constraint to new construction of housing. Through its General Plan, adopted in 2011, the County attempts to strike a balance between employment and housing growth by focusing density in Village areas while respecting the low-intensity character of many CPAs. The County will continue to conduct outreach and education to promote the need for and benefits of affordable housing.

GOVERNMENTAL CONSTRAINTS

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

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

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

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

LAND USE CONTROLS

General Plan Land Use Element

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



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

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



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Table B-3: Regional Categories and Residential Land Use Designations

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

¹Slope dependent category

²Maximum densities apply where Zoning Ordinance permits residential as a primary or secondary use.

The Village Core Mixed Use designation provides for integrated nonresidential and residential development that reflects a pedestrian scale and orientation with retail uses encouraged at street level. Mixed-use development may take the form of multiple-use buildings with offices and/or apartments above ground-floor retail. It may also take the form of single-use buildings adjacent to each other comprising a mixed-use complex.



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Development will typically be between two and four stories in height. The maximum intensity, measured in floor area ratio (FAR), of nonresidential development in either multiple- or single-use buildings is 0.7. However, if parking is provided off-site, the FAR could increase to 1.3. Residential densities may not exceed 30 units per gross acre in either multiple- or single-use buildings. This density limit of 0.7 FAR and 30 du/ac may be a constraint on housing production, especially within the designated Village Core Mixed Use areas, where higher densities are more likely to be financially feasible.

Additionally, the County has very little land that is designated for higher-density residential land uses (10.9 du/ac and greater).²³ These land uses account for approximately 0.19 percent, or approximately 4,250 acres, of the unincorporated County's total area. This lack of land designated for higher densities that may accommodate moderate- to low-income housing units is a constraint on housing production. Much of the unincorporated County land is not presently served with infrastructure or is constrained by various environmental factors. The County's land use policy focuses growth in the Village areas where infrastructure is available or planned for the near future, which is the primary reason that the amount of land designated for high density housing is so low. Additionally, more than half of the land within the unincorporated County (about 56 percent) is subject to the jurisdiction of another public agency or tribal entity; the County does not have land use control or discretion in these areas.

Table B-4: Distribution of Land Use Designations

Designation	Acres	%
GENERAL COMMERCIAL	1,894	0.08
HIGH IMPACT INDUSTRIAL	865	0.04
LIMITED IMPACT INDUSTRIAL	1,002	0.04
MEDIUM IMPACT INDUSTRIAL	688	0.03
NEIGHBORHOOD COMMERCIAL	100	0.00
OFFICE PROFESSIONAL	259	0.01
OPEN SPACE (CONSERVATION)	93,150	4.08
OPEN SPACE (RECREATION)	6,154	0.27
PUBLIC AGENCY LANDS	1,268,998	55.56
PUBLIC/SEMI-PUBLIC FACILITIES	19,217	0.84
PUBLIC/SEMI-PUBLIC LANDS (SOLID WASTE FACILITY)	2,167	0.09
RURAL COMMERCIAL	1,488	0.07
RURAL LANDS (RL-20)	65,695	2.88

²³ VR-10.9, VR-15, VR-20, VR-24, VR-30, Village Core Mixed Use



Table B-4, continued

Designation	Acres	%
RURAL LANDS (RL-40)	199,048	8.71
RURAL LANDS (RL-80)	205,913	9.01
SEMI-RURAL RESIDENTIAL (SR-0.5)	4,911	0.22
SEMI-RURAL RESIDENTIAL (SR-1)	30,620	1.34
SEMI-RURAL RESIDENTIAL (SR-10)	64,009	2.80
SEMI-RURAL RESIDENTIAL (SR-2)	67,542	2.96
SEMI-RURAL RESIDENTIAL (SR-4)	45,769	2.00
SPECIFIC PLAN AREA	40,769	1.78
TRIBAL LANDS	130,537	5.71
VILLAGE RESIDENTIAL (VR-2)	12,842	0.56
VILLAGE RESIDENTIAL (VR-2.9)	2,741	0.12
VILLAGE RESIDENTIAL (VR-4.3)	8,070	0.35
VILLAGE RESIDENTIAL (VR-7.3)	5,446	0.24
VILLAGE RESIDENTIAL (VR-10.9)	312	0.01
VILLAGE RESIDENTIAL (VR-15)	2,302	0.10
VILLAGE RESIDENTIAL (VR-20)	227	0.01
VILLAGE RESIDENTIAL (VR-24)	730	0.03
VILLAGE RESIDENTIAL (VR-30)	309	0.01
VILLAGE CORE MIXED USE	373	0.02
Total	2,284,149	100.00%

SOURCE: SanGIS, CNTY_GENERAL_PLAN_CN, last updated 3/30/2020, retrieved June 2020.

Additionally, the FARs for nonresidential uses may constrain housing production. The nonresidential land use FARs of 0.7 to 1.3 could be a potential constraint by creating an apparent disparity and community expectation of low-intensity development for adjacent properties that are planned for higher-density residential uses.

High density residential uses may also be allowed in Commercial land-use designations. The allowable density of residential uses is determined by the County's Zoning Ordinance.

Zoning Ordinance

The San Diego County Zoning Ordinance implements the Land Use Element of the General Plan. The Zoning Ordinance contains a variety of regulations that address building setbacks, building height, on-site open space, and parking requirements. The County's Zoning Ordinance differs



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from most zoning ordinances. Many zoning ordinances utilize zones such as R-1, A-1, etc., which specify not only the uses permitted, but also development standards such as lot size, density, height, and other requirements. The San Diego County Zoning Ordinance separates each of these subjects and governs each with an individual designator. Each parcel has a unique “Zone Box” that specifies the use regulations, animal regulations, and development regulations (e.g., lot size, building type, maximum floor area, FAR, height, lot coverage, setback, and usable open space) that apply to that particular parcel. Generally, adjacent properties are subject to the same zoning regulations. This approach is intended to offer flexibility. It permits any combination of development standards that is deemed appropriate for any individual parcel. This structure has the advantage of being highly customizable to a particular property’s conditions, but may also have the effect of having mismatched use and development standards that make it difficult to achieve the maximum densities as designated in the General Plan.

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

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

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



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

While the use regulations may have a stated purpose or general housing type (e.g., RS – Single Family Residential), the class or density is not constrained by the use regulations. Most residential uses fall under one of two classifications, Family Residential or Group Residential. Family residential units are typically occupied by families on a weekly or longer basis, such as a house or apartment. Group residential refers to units with shared central facilities, such as a kitchen. Common examples of group residential include senior living homes, boarding houses, or dormitories.

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

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

Table B-5: Uses Permitted by Use Regulation

Use Regulation		Uses Permitted			
		Family Residential	Group Residential	Farm Labor Camp	Residential Mobile Home Parks
RS	Create areas where family residential uses are the principal and dominant use.	P			M
RD		P			M
RM		P			M
RV		P			M
RU	Create areas where family residential uses are permitted and institutional residential care uses are conditionally permitted.	P	P		M
RMH	Create and preserve areas for mobile home residential uses.				M
RR	Create areas where agricultural use compatible with a dominant residential use is desired.	P	M	m	M
RRO	Create areas where recreationally oriented residential development is desired.	P	M		M



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Use Regulation		Uses Permitted			
		Family Residential	Group Residential	Farm Labor Camp	Residential Mobile Home Parks
RC	Create areas where a mix of residential, professional, and convenience commercial uses is desired.	P	P		M
C31	Create areas where a mix of residential, administrative, office, and professional service uses near residential areas is desired.	P	P		M
C34	Create areas where a mix of commercial and residential uses is desired.	P	P		M

SOURCE: County of San Diego, Zoning Ordinance, July 2020.

P = Permitted; m = Minor Use Permit; M = Major Use Permit

Definitions:

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

Lot Size: This is the minimum net lot area required for development. Net lot area, in conjunction with density, determines residential yield. Net lot area is defined as the gross lot area minus any street right-of-way, any fenced flood control or walkway easement, irrevocable offers of dedication, and the area contained in the panhandle of a panhandle lot when the zone requires a minimum lot size of 10,000 square feet or less. While minimum lot sizes do not in themselves create a constraint, a review of the minimum lot sizes on high density (VR-10.9 to VR-30) residential land uses indicated that minimum lot sizes may prevent properties from developing at their maximum allowed densities. For example, a large majority of properties with land uses of VR-15 have minimum lot sizes of 6,000 square feet, which roughly translates to a density of 7.26 units per acre. While these lots may be allowed to develop with duplexes on each lot (depending on the building type designator), the misalignment between minimum lot sizes and density means that the minimum lot sizes can constitute an actual constraint on housing production for many properties.

Building Type: Residential building types include single-detached, semi-detached, duplex, stacked, triplex, attached (three to eight units on separate lots), multi-dwelling, and mixed residential/nonresidential. The building type regulations in the Zoning Code may prevent properties from achieving maximum densities by preventing high-density properties from



constructing multi-family buildings. For example, there are approximately 73 parcels in the County with densities of 24 du/ac, but which have building designators of “C,” which only allows for single-family homes and nonresidential structures. Therefore, the building type regulations may be actual constraints on housing production.

Maximum Floor Area and Floor Area Ratio: These typically do not apply to residential uses.

Height: This designator determines the maximum height and number of stories permitted. The Zoning Ordinance offers 17 different combinations. Maximum height limitations can vary from 15 feet to 60 feet. Any height in excess of 60 feet requires a major use permit. The maximum number of stories can vary from one to four for maximum height requirements up to 45 feet. If the permitted height is 45 feet or more, any number of stories is permitted provided all building code requirements and FAR limitations are met. The most frequently utilized height/story limitations imposed in residential zones are 35 feet or two stories. These limitations may be exceeded with the approval of a major use permit. Similar to lot size regulations, height limitations are not themselves a constraint, but a review of County zoning data revealed that height limits of 35 feet and 2 stories (designator G) is applied to most of the VR-20, VR-24, and VR-30 designated properties. These height limits may make it difficult to achieve the maximum General Plan densities. The height limits represent actual constraints to housing production where they prevent the maximum density from being achieved. While the height and story limit can be exceeded with a major use permit, the uncertainty, expense, and time associated with obtaining the use permit may create a constraint on housing production.

Setbacks: The existing Zoning Ordinance provides 22 standardized setback options regulating front, side, and rear yards. A twenty-third option allows setbacks to be established during planned development, use permit, or site plan review procedures. Front and exterior side yard setbacks are measured from the abutting right-of-way centerline, while interior side and rear yard setbacks are typically measured from the lot line. Setbacks may limit the buildable area of the lot, and may be considered potential constraints.

Open Space: The County regulates both private and public open space requirements. Currently, there are 16 combinations of private and public requirements for on-site open space. Public open space requirements vary from none to 500 square feet per unit (depending on the zone, with a majority of the multi-family zones requiring around 150 square feet of group open space). Private open space requirements for multi-family zones typically vary from none to 100 square feet per unit. Public and private open space requirements may also vary by CPA. In higher-density land uses, there is limited requirement for open space, with roughly 81 percent of properties having no minimum open space requirement.



Parking: Existing parking requirements for multi-family dwellings vary according to the number of bedrooms in a unit. Units containing zero to two bedrooms require 1.5 parking spaces per unit, and units containing three or more bedrooms require two parking spaces per unit. Residential uses are permitted to use rear yard setback areas for open parking. Guest parking is usually required at a ratio of one space for every five units. However, as much as one-half of the required guest parking may be met by parking in an abutting public or private street, provided that the street is improved to County standards. In addition, if a development has four or more units and an indoor recreation facility that exceeds 1,000 square feet, one parking space for every 10 units is required to accommodate the facility. At higher densities, parking is often a large factor in determining the unit yield. Generally, the existing parking requirements can be considered potential constraints to housing development because they may prevent properties from developing at their maximum densities.

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

Together, the development regulations may prevent properties from achieving their maximum densities designated in the General Plan. Although the permitted number of units is not reduced, development may be restricted within setbacks and open space, which can make it impossible to achieve the maximum permitted housing density on a site. Programs included with this Housing Element and the 2011 General Plan will ensure that zones within Village areas include setback, building height, and open space requirements that facilitate, rather than impede, the attainment of the maximum density allowed by the zone and the General Plan.

VARIETY OF HOUSING TYPES

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

Single-Family Units

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



Multi-Family Units

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

Single-Room Occupancy Units

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

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

Accessory Dwelling Units (ADUs)

The County allows ADUs on all properties with single-family residences (or those that will have single-family residences) and multi-family lots. ADUs may have floor areas up to 50 percent of the primary residence's floor area (up to 1,200 square feet) and are limited to 24 feet in height. Since January 2018, the County has issued permits for more than 600 ADUs or junior ADUs.²⁴

The County's Zoning Ordinance has not yet been updated to incorporate the various recent changes to state law in 2018 and 2019. This 6th Cycle Housing Element includes a program to update the ADU Ordinance and a program to explore incentives for facilitating the development of ADUs.

Mobile Homes and Mobile Home Parks

According to SANDAG estimates for 2018, 12,276 mobile homes and other similar types of housing are located in the unincorporated area, representing over 7 percent of the total housing stock. Among the 24 CPAs, Desert, Lakeside, North Mountain, and Rainbow have over 15 percent of their housing units made up of mobile homes (see *Table A-24: Housing Types: 2018*). From January 2017 through June 2020, 210 mobile homes have been constructed in the unincorporated area.²⁵

Land Use Controls: A mobile home approved by the State HCD or certified under the National Mobile Home Construction and Safety Standards Act may be located on a private lot in any

²⁴ County of San Diego, Planning and Development Services, 2021.

²⁵ Based on Unit Permits Issued Primary Use Code 1110, 1140, 1150.



residential zone, provided that it complies with all other County codes and is installed on a permanent foundation system.

Mobile home parks are permitted in all residential land use designations (*Table B-5*), subject to the approval of a major use permit. A standard mobile home park is required to have a minimum lot area of 5 acres.

HOUSING OPPORTUNITIES

Emergency Shelters

AB 139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent point-in-time count, the number of beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing.

The San Diego Regional Task Force on the Homeless (RTFH, Inc.) is the only organization that counts the number of persons experiencing homelessness in the unincorporated County. According to the RTFH, an estimated 193 such persons were counted in the unincorporated County area in 2020.²⁶ Comparatively, the RTFH counted 336 unsheltered persons in the unincorporated County area in 2016.²⁷

An emergency shelter is a facility that provides shelter to individuals and families experiencing homelessness on a short-term basis. To accommodate this population in the more urbanized areas of the unincorporated County, emergency shelters are allowed as a by-right use in zones M50, M52, M54, and M58. These zones encompass 2,654 acres of lands in the unincorporated County. The highest concentrations of these lands are located in the western communities of Lakeside, Spring Valley, Alpine and Ramona, where jobs and services are most available.

AB 101 provides a different type of housing for persons experiencing homelessness, called low barrier navigation centers (LBNCs). LBNC is defined in the bill as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” LBNCs must be allowed by right in mixed-use and nonresidential zones where multi-family uses are permitted. Additionally, AB 139 requires that parking standards be based on staffing, not the number of beds in the shelter. The County’s Zoning Ordinance has not been updated to address these new requirements. This 6th Cycle Housing Element includes a program to address these requirements.

²⁶ San Diego Regional Task Force on the Homeless. 2020. “WeAllCount Results.”

²⁷ County of San Diego. 2017. “Housing Element Background Report.”



Transitional Housing and Supportive Housing

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

The County Zoning Ordinance distinguishes between group care facilities for six or fewer people (family care home) and group care facilities for seven or more (group care). A state-authorized or certified family care home that provides 24-hour service is considered a residential use that is allowed in all residential and agricultural zones, provided that no other family care home or group care facility is located within 300 feet. This distance requirement does not apply to residential care facilities for the elderly. For six or fewer persons, a transitional or supportive housing project that requires state community care licensing would be considered a family care home. For seven or more persons, a transitional or supportive housing project that requires state community care licensing would be considered a group care facility, which is permitted in RC, C31, C34, C35, C37, and C46 zones, and with a major use permit in RS, RD, RM, RV, RU, RMH, RR, A70, A72, S90, and S92 zones.

For six or fewer persons, a transitional or supportive housing project that does not require a state license would be considered residential and is allowed in all residential and agricultural zones. This transitional and supportive housing is classified as either family residential or group residential, depending on the design of the structures. Therefore, any zone that allows for family or group residential will allow some form of transitional or supportive housing.

For seven or more persons, a transitional or supportive housing project that does not require a state license would be considered group residential housing if the individual units do not have a kitchen. Group residential housing is permitted in RU, RC, C31, and C34 zones and with a major use permit in RR, RRO, C36, C37, A70, A72, S90, and S92 zones.

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

Transitional and supportive housing is defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone. AB 2162, passed



in 2017, requires supportive housing to be a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses. The 6th Cycle Housing Element includes a program to address this requirement.

Senior Housing

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

- All units will be rented to moderate-, low-, or very low-income elderly households.
- An administrative permit, pursuant to the County Zoning Ordinance, shall be approved by the Director of Planning & Development Services.
- Sufficient services and facilities shall be available to support the project, including public mass transportation.

Housing for Persons with Disabilities

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

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

The County Zoning Ordinance defines a family care institution as “a state-authorized, certified, or licensed family care home, foster home, or group home which does not qualify as a family care home.” Family care institutions are considered group care, which is permitted in RC, C31, C34, C35,



C37, and C46 zones, and with a major use permit in RS, RD, RM, RV, RU, RMH, RR, A70, A 72, S90, and S92 zones.

According to the California Department of Social Services, the unincorporated area has about 168 licensed residential care facilities²⁸ with a total capacity of approximately 3,262 beds.²⁹

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³⁰

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

Building Codes: The County enforces the 2019 California Building Standards Code. The County adopted a local amendment to this code on January 29, 2020, to better serve local climatic, geological, and topographical conditions. These amendments include standards that go above and beyond state standards for wildfire resiliency and flooding hazard. These amendments do not impede the development or improvement of housing for persons with disabilities. Additionally, the amended code requires applicants to pay a fee for the County to conduct a review and inspection of a project for compliance with the disabled accessibility standards provided in Title 24, Part 2 of the California Code of Regulations.³¹

Reasonable Accommodation: Under state and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. On October 29, 2014, the Board of Supervisors 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

²⁸ Licensed residential care facilities include adult residential facilities, group homes, residential care facilities for the elderly, and small family homes.

²⁹ San Diego Fair Housing Resources Board. 2020. “San Diego Regional Analysis of Impediment to Fair Housing Choice,” page 93.

³⁰ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

³¹ County of San Diego. 2020. “An Ordinance Repealing and Reenacting the County Building, Residential, Electrical, Plumbing and Mechanical Codes.”



and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

A request for reasonable accommodation may be submitted to Planning & Development Services by any person with a disability or by an entity acting on behalf of a person or persons with disabilities. Requests would include contact information, address, use of property, basis of claim that the individual is considered disabled, zoning regulation from which reasonable accommodation is being requested, and why the accommodation is necessary. Requests are reviewed by the Director of Planning & Development Services or their designee and a determination with findings is made within 45 days. The request is either granted, granted with modifications, or denied. The determination can be appealed.

Farm Employee Housing

The unincorporated County has over 700,000 acres zoned for agricultural uses. The County recognizes the need for affordable housing for farmworkers, and provisions in its Zoning Ordinance facilitate and encourage the development of farmworker housing. From 2017 through mid-2020, three farmworker housing units were constructed within the unincorporated area.³² In addition, Fallbrook View Apartments in the unincorporated community of Fallbrook offers 80 units targeted to farmworkers and their families.

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

In 2009, the County of San Diego adopted amendments to the Farm Employee Housing Program that removed density as a limitation to the provision of farmworker housing. Farm employee housing, defined as occupancy by 12 or fewer farm employees and their families of a living unit or 36 or fewer beds in a group quarters, is allowed as an accessory use to active commercial agriculture. Farm employee housing consisting of five or more farm employees requires approval of a building permit from the County and a permit to operate from the State of California. Farm employee housing of up to four farm employees requires a building permit and a permit to operate, and must be located on the same parcel as the agricultural operation or on another parcel under the same ownership. In 2019, the Board approved changes to the farm employee

³² Based on the unit permits issued database provided by the County. Permit data from 2017-June 1, 2020 filtered by scope code – 1120 indicates that two units of permanent and one unit of temporary farmworker housing were permitted.



6TH CYCLE HOUSING ELEMENT UPDATE

APPENDIX B ■ CONSTRAINTS

housing program to remove administrative permits for all farm employee housing. All farm employee housing is now allowed with ministerial approval.

PERMIT PROCESSING PROCEDURES

Permit processing times vary according to the permit type and complexity of the proposed development. Generally, applications for residential developments may occur as tentative parcel maps (minor subdivisions), tentative maps (major subdivisions), large-scale developments (specific plans), major use permits (planned residential development), minor use permits (oversized ADUs), and site plan review. Oftentimes multiple permits (e.g., tentative map, major use permit, site plan) are processed concurrently. Concurrent environmental review ranging from the adoption of a negative declaration to certification of a final environmental impact report (EIR) may also be required. *Table B-6: Permit Processing Procedures: 2020* summarizes the various processes required for residential development, the approving bodies involved, and typical time frame. Typical time frames shown in *Table B-6* are based on average processing times from fiscal year 2017-2018 and fiscal year 2018-2019.

Table B-6: Permit Processing Procedures: 2020

	Approval Body			Public Hearings Required	Typical Time Frame	Typically Required For
	PDS	PC	BoS			
Building Permit	D			No	1-3 months	All
Administrative/Site Plan Review	D	A		Appeal Only	6-12 months	Varies
Minor Use Permit	D	A		Yes	6-14 months	Nonresidential uses
Major Use Permit		D	A	Yes	12-18 months	Nonresidential uses
Tentative Parcel Map	D	A		Yes	10-20 months	Single Family (Tract) and Multi-family
Tentative Map		D	A	Yes	18-36 months	Single Family (Tract) and Multi-family
General Plan Amendment			D	Yes	32-46 months	Varies
Specific Plan			D	Yes	32-36 months	Varies

PDS = Planning & Development Services PC = Planning Commission

BoS = Board of Supervisors

D = Decision

A = Appeal

Building Permit: A building permit is an administrative approval required for every residential project before construction begins. At this step, the final plan is reviewed, and permit and



mitigation fees are paid. A building permit is the last step for projects that have been entitled or are allowed by right.

Site Plan Review: A site plan review is required for development in the C34, C42, C46, RRO, and S80 zoning districts. Residential development in RRO of four or fewer single-family dwellings or two or fewer two-family dwellings does not require a site plan review. Developments in C34 that only contain residential or civic uses do not require a site plan review. Site plan review is also required for all projects that require a design review, which generally includes all multi-family, commercial, and industrial uses. Additionally, site plan review is required in areas where the Resource Protection Ordinance applies.

Minor Use Permit: A minor use permit is under the jurisdiction of Planning & Development Services. Uses typically requiring a minor use permit in residential zones are civic buildings, schools, and minor utilities.

Major Use Permit: A major use permit is under the jurisdiction of the Planning Commission. Uses typically requiring a major use permit in residential zones are civic uses, such as administrative services, childcare, group homes, and community recreation, and major utilities and commercial uses, such as professional services, retail services, and food and beverage services. Major use permits may be used to receive exemptions from height limits, setback requirements, and other development standards upon a discretionary review.

Typical Process

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

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



Modification to the proposal may be requested by County staff to achieve conformance with these documents.

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

Environmental review includes addressing potential impacts relating to infrastructure, traffic and circulation, biological and archaeological issues, noise, community character, and aesthetics. Depending on the project, the County may adopt a negative declaration or a mitigated negative declaration, require extended studies, or require the preparation of an EIR. Environmental reviews are required by state law, but are potential constraints to housing production due to the cost, time, and risk of litigation associated with larger and more complex projects.

Design Review

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

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

More than 80 percent of properties designated for densities higher than 10.9 du/ac are subject to design review requirements.³³ The requirement that multi-family projects undergo a design review makes the process a potential constraint on housing production, due to the additional, cost, time, and community groups that may be involved in obtaining design review approval.

³³ This number excludes properties currently utilized as mobile home parks, and is based off B and D special designators pursuant to Section 5025 of the Zoning Code.



Steps in the Design Review Process

1. **Staff Conference:** Before planning and design begins, it is recommended that the developer or designer meet with the County planning staff. The nature of the project and site should be described. The planning staff member will clarify review procedures and submittal requirements. Critical design issues and design guidelines important to the project may be discussed.
2. **Preliminary Review (Optional):** This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

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

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

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

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

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

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



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

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

Improving the Discretionary Permit Processing Procedures

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

Comprehensive General Plan Update

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

CEQA Requirements

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

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



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

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

In 2020, the County adopted new CEQA impact thresholds to implement SB 743, which eliminates traffic impacts based on the operational level of service (LOS) measurement as the criteria for determining potential significant traffic-related adverse impacts. LOS had the effect of encouraging development in greenfield areas with low existing traffic volumes with capacity to absorb new development, typically more low-density rural and suburban areas, and penalize urban areas with existing facilities, including transit. This contributed to urban sprawl and disinvestment in smart growth areas. LOS is replaced by vehicle miles traveled (VMT). VMT rewards the overall reduction or efficiency of projects. This can be a result of the project location, travel efficiency of the proposed uses, or operational programs such as trip demand management, such as incentives for use of transit, ridesharing, commuting on foot or bike, and removing subsidies for single-occupancy vehicle parking. A project's projected total VMT is compared to the average for the Unincorporated County. Where a project can demonstrate that it will generate VMT less than 85 percent of the Unincorporated average, there is no significant impact. Certain areas have been predefined to be below 85 percent of the area average; any projects within these areas are presumed to have no significant impact on VMT. This revised CEQA threshold effectively removes one of the most common and costly constraints on development for projects in these areas.



Accessory Dwelling Units

In 2017 and 2019, the County simplified and streamlined its regulations on ADUs and junior ADUs, allowing for by-right approval provided that specific criteria and standards are met. Prior to 2019, junior ADUs (ADUs $\leq$ 500 s.f.) were generally not allowed in the unincorporated County; the revisions to ADU and junior ADU regulations represent a reduction of governmental constraints on housing production.

The County has further streamlined the process for obtaining accessory unit approval by publishing sets of preapproved accessory unit floorplans for accelerated building code review. Since January 2018, the County has issued building permits for more than 600 ADUs or junior ADUs.

Form-Based Code

The County has developed and updated a form-based code (FBC) for the Village core areas of specific communities to replace the development regulations of the Zoning Ordinance and the design review standards. The County currently implements FBCs in the communities of Ramona and Alpine, and may implement an FBC in the Valle de Oro commercial corridor. The regulations and standards in FBCs, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale, and design of development rather than only distinctions in land use types. This allows for more flexibility in mixing land uses such as residential and commercial and give developers clear direction at the early stages of a project.

DEVELOPMENT FEES AND EXACTIONS

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system (as required by Board of Supervisors Policy B-29) with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. However, the costs of these permits are often passed on to the consumer in the form of higher housing prices. A study by the Fermanian Business & Economic Institute at Point Loma Nazarene University found that in 2013, regulatory costs (including infrastructure costs) account for an average of 21 to 31 percent of the price of new housing units in the unincorporated County.³⁴ Another analysis conducted by the Turner Center for Housing Innovation at the University of California, Berkeley, found that development fees represent between 6 and 18 percent of the median home prices in their respective cities.³⁵

³⁴ Fermanian Business & Economic Institute at Point Loma Nazarene University. 2014. "Opening San Diego's Door to Lower Housing Costs." <https://www.housingyoumatters.org/images/HousingYouMatters.pdf>.

³⁵ Turner Center for Housing Innovation at UC Berkeley. 2018. "It All Adds Up: The Cost of Housing Development Fees in Seven California Cities." <https://turnercenter.berkeley.edu/development-fees>



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Generally, development fees are classified under one of three categories:

1. **Ministerial and Discretionary Application and Review Fees/Deposits.** These fees are paid prior to County review of the permit application. Smaller, ministerial actions are often approved with the payment of a flat fee, while more complex and extended projects require the payment of an initial deposit, with additional deposits likely to be required on a fee recovery basis.
2. **Building and Construction Fees.** These fees are based on the type and size of construction or projected valuation of the project.
3. **Impact Fees.** These fees are required by County departments or other agencies to mitigate and account for any facility impacts.

For 2020, typical planning and permit processing fees and initial deposits are presented in *Table B-7*. Building construction permit fees are summarized in *Table B-8*. Planning and review fees are typically paid at the initial project application, and grading/building and impact fees are generally paid prior to obtaining the permit.

Table B-7: County of San Diego, PDS, Zoning Division Schedule of Filing Fees and Deposits (PDS-369 Revised 2/20/2020)

	PDS Planning	DEH Septic/ Wells	DEH Sewer	PDS Trails Review	SWQMP
CEQA Exemption Review	\$714 (F/D) ¹				
Application for Env. Initial Study (Large)	\$5,960 (D) ¹				
Application for Env. Initial Study (Avg)	\$4,037 (D) ¹				
General Plan Amendment	\$16,227 (D)			\$567 (F)	
Major Use Permit (Standard Application)	\$10,224 (D,V,L)	\$1,434 (D)	\$1,434 (D)	\$188 (F)	\$2,875 (D)
Minor Use Permit (Standard Application)	\$5,351 (D)				
Rezone (Rezone)	\$10,872 (D)	\$611 (F)			
Site Plan (Standard Application)	\$6,319 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Site Plan, B-Designator (Community Design Review)	\$3,702 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Site Plan, D-Designator (Design Review)	\$3,702 (D,V)	\$572 (F)		\$376 (F)	\$1,088 (D)
Design Review Checklist Exemption Application	\$946 (F)				
Specific Plan (Standard Application)	\$18,750 (D)	\$611 (F)		\$376 (F)	



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Table B-7. continued

	PDS Planning	DEH Septic/ Wells	DEH Sewer	PDS Trails Review	SWQMP
Tentative Map Application (Major Subdivision)	\$19,099 (D,L)	\$3,170 (D)	\$3,170 (D)	\$376 (F)	\$2,875 (D)
Tentative Parcel Map Application (Minor Subdivision)	\$11,711 (D,L)	\$1,685 (D)	\$611 (F)	\$188 (F)	\$2,875 (D)
Variance (Standard Application)	\$3,945 (D,V)	\$611 (F)			
Standard Project Storm Water Quality Management Plan					\$1,088 (D)
Priority Development Project Storm Water Quality Management Plan					\$2,875 (D)

(D) Deposit. Amount listed is "Intake Deposit" only. Additional deposits may be required.

(F) Fee.

(L) A Landscape intake deposit or fee may apply; refer to the Landscape and Irrigation Plans case type for applicable deposit.

(V) Subject to violation fee; see 362(b)(8).

Table B-8: County of San Diego PDS Building Permit Fees: 2019

		FY 2013-14 Fee Schedule	
		Plan Review	Permit
Single-Family/Duplex		\$1,774 + \$0.274/sf	\$1,854 + \$0.161/sf
One & Two-Family Tract – Model Phase		\$2,271 + \$0.163/sf	\$809 + \$0.153/sf
One & Two-Family Tract – Subsequent Phase		\$787 minimum for each unique floor plan	\$669 + \$0.112/sf
Guest House/Accessory Dwelling Unit ¹		\$1,490 + \$0.315/sf	\$1,222 + \$0.411/sf
Grading Permit		\$842	\$609
Building Permit Fee Based on Valuation			
\$1.00 to \$50,000.00	\$374.00 for the first \$10,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00		
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00		
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00		
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00		
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof		

SOURCE: County of San Diego Planning & Development Services, PDS-613 (revised 6/26/2019).

1 Fees are waived for building permits, onsite wastewater fees, development impact fees, park fees, and traffic impact fees.



In addition to the County's application and permit fees, other development impact fees are charged for parks, fire, schools, sewer and water connections, flood control, and drainage to provide the infrastructure that is considered necessary for a healthy environment. Many of these impact fees are levied by public service districts and vary by district. For example, school district fees in the unincorporated County range from \$1.14 to \$4.85 per square foot, and water district fees range from \$11,140 to \$22,518 per unit. Of these fees, the County administers fees for parks, transportation, and drainage in the unincorporated County.

The Park Land Dedication Ordinance requires that residential projects dedicate land for parks, pay an in-lieu fee, or combine the two to provide adequate funding and parkland throughout the County. The County is divided into 24 local park planning areas that coincide with community and subregional plan boundaries in the County's General Plan. Each park planning area requires different rates of impact fees or dedication per dwelling unit, to reflect the cost of land acquisition and construction costs in each area. The fees and dedication requirements also vary between single- and multi-family dwelling units.

The County currently collects drainage fees for new and redevelopment based on the total square footage of the proposed structure. The fees that are collected are used to upgrade or construct new drainage facilities. The current drainage development fee and special drainage areas boundaries were adopted by the Board of Directors of the San Diego County Flood Control District on May 23, 1989.

The transportation impact fee (TIF) program provides a mechanism whereby County residential and nonresidential developers can contribute a fee to the program instead of mitigating cumulative traffic impacts through physical road construction. The County based the fee on the Mitigation Fee Act and CEQA cumulative mitigation strategies, and it is based on a per-unit basis. Since the General Plan update was adopted, the TIFs have been recalculated, which resulted in an overall fee reduction. In addition, development in the Village category receives a discounted fee and development within a defined Village core area receives an even greater discount.

The San Diego County Fire Authority also requires the payment of a fire mitigation fee for new development. The fee is assessed based on \$0.75 per square foot. The average dwelling unit in the County is 2,400 square feet, for an average fee of \$1,796.³⁶

Project Fee Estimates

In 2019, the Building Industry Association (BIA) of San Diego conducted a fee survey based on permit fees and impact/capacity fees for a prototypical four-bedroom, three-bathroom, single-family dwelling with 2,700 square feet of living area, 600-square-foot garage, 240-square-foot

³⁶ San Diego County Fire Authority. 2020. "Fire Mitigation Fee (FMF) Program."



patio, fireplace, gas and electric hookups and type V wood frame construction. The County's permit fees for this prototype were estimated at \$8,014. The estimated average impact fees for traffic, parks, fire, drainage, and flood were estimated at \$13,783 per unit. As noted above, there is a high variability in school, water, and sewer district fees based on project location, which has a significant effect on the fee total.

The survey included a fee analysis for a multi-family residential townhome community with 100 1,600-square-foot units, consisting of 3 bedrooms, 2.5 baths, attached garage, and an assumed density of 18 dwelling units per acre. The County's permit fees were estimated at \$1,389 per unit, and traffic, parks, fire, and drainage impact fees were estimated at \$11,404 per unit.

The BIA survey also reviewed fees for a prototypical multi-family garden apartment project that consisted of ten buildings with 25 950-square-foot units, with a surface parking lot, all on a 10-acre site. The County's permit fees were estimated at \$1,002 per unit. The traffic, parks, fire, and drainage impact fees were estimated to be \$10,155.

The County recognizes that permit and impact fees may reduce the feasibility of building more affordable housing units. Therefore, the Board of Supervisors adopted an ordinance to waive all development impact and permit fees on ADUs through January 2024.³⁷

While the fees required or administered by the County are necessary to provide for adequate infrastructure and facilities and provide fee recovery for staff processing time, the fees constitute a potential constraint on housing production.

ARTICLE 34

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

In the past, Article 34 might have prevented certain projects from being constructed. In practice, most public agencies have learned to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the state legislature has amended the Health and Safety Code to clarify ambiguities relating to the applicability of Article 34.³⁸

³⁷ County of San Diego. 2019. "Noticed Public Hearing: Waiver of Development Impact and Permit Fees for Accessory Dwelling Units."

³⁸ Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code clarify the applicability of Article 34.



BUILDING CODES

The State of California adopts and amends several model codes published by national organizations, such as the International Code Council, National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials, and consolidates them into the California Building Standards Code, which is Title 24 of the California Code of Regulations. The California Building Standards Code contains twelve parts: Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and Reference Standards Code. These codes promote public health and safety and ensure that safe and decent housing is constructed in the unincorporated County area. The codes serve to protect residents from hazards and risks and are not considered to be undue constraints to housing production. The state published the 2019 California codes on July 1, 2019, which became effective January 1, 2020. The County has adopted and implemented state building codes as required by law.

California Health and Safety Code Section 18941.5 allows jurisdictions to amend the California Building Standards Code if the provisions established by such local amendments meet or exceed the state standards.

The majority of the County's local amendments to state building standards are identical to, or are minor clarifications of, local amendments in past ordinances previously approved by the Board of Supervisors. These local amendments were approved in previous code updates approved by the Board. They include:

- Additional and enhanced child-drowning prevention measures for residential swimming pools (effective in the County since 1998).
- Features in new single-family residential construction accommodating future installation of photovoltaic (PV) energy generation, and electric vehicle charging systems (effective in the County since 2015).
- Allowances for construction of nonresidential and multi-family structures in the Federal Emergency Management Agency's mapped alluvial fan flood areas. The allowance for construction requires elevation of qualifying structures above base flood depth to ensure such structures remain safe and functional during flood events (effective in the County since 2017).
- Additionally, there have been multiple, progressive updates to the County's local amendments to increase resiliency of new home construction within areas prone to wildfire beyond those required by the state code, such as those noted below.



The County is responsible for enforcing the California Building Standards Code, which ensures that all structures are built to applicable standards. Because of the jurisdiction's expansive area, the County's enforcement procedures for code violations are complaint-based. The County's Housing Repair Loans and Grants Program offers low-cost loans to low-income homeowners in needs of housing repairs. This money can be spent on code violations identified by the County.

SITE IMPROVEMENTS

Site improvements are required to ensure that minimum standards for public facilities are maintained to protect public health, safety, and welfare. Site improvements can include improvements on-site, along property street frontage, or off-site improvements. On-site improvements include private recreational facilities and open space, grading, and connections for wet and dry utilities. These are essential for the proper function and operation of the site. Frontage improvements exist at the transition between on-site and off-site. They include streetscape improvements such as sidewalks, parkways, curb and gutter, and street lighting.

Off-site improvements are required to mitigate impacts of the project, such as improvements to the transportation network or off-site facilities that serve the development such as parks, libraries, emergency service facilities (e.g., fire, police and ambulance), water, sanitary sewers, drainage and stormwater facilities, and other utilities.

It is the responsibility of the development to pay for new or improved facilities needed to serve the project. Off-site improvements are provided through payment of development impact fees, or may be paid for or constructed directly by the developer. The nature and extent of required off-site improvements are often identified in a development's associated environmental document to mitigate for impacts caused by the development.

Site improvements vary greatly depending on the improvements needed. Off-site improvement costs increase the cost of development and can be a constraint and burden on development. However, the improvements and their costs are necessary to accommodate the demands additional residents place on community resources and infrastructure. Costs can vary dramatically. Development in areas with existing infrastructure and facilities is most efficient. Often new development can be accommodated by the facilities, or with relatively modest upgrades. The additional users and financial contributions often improve the maintenance and operation of existing facilities to the benefit of existing users and customers. Developments that require entirely new facilities are the most expensive on a per unit basis. However, these costs are generally transferred to the new homeowner in the form of higher housing costs and taxes.



ENVIRONMENTAL CONSTRAINTS

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

Special development controls, such as the County's geographical information system (GIS), have been established to identify and protect wetlands, floodplains, steep slopes, historic sites, archaeological sites, and sensitive biological habitats. In 1989, the County adopted the Resource Protection Ordinance to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects. In October 1997, the Board of Supervisors adopted the Biological Mitigation Ordinance to enable the County to achieve the conservation goals that are contained in the Multiple Species Conservation Plan. The Biological Mitigation Ordinance protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and establishing mitigation standards that are applied to discretionary projects. Residential densities in these areas are kept very low and the conservation subdivision program will encourage new development to occur in the least sensitive areas.

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

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

The GIS mapping tools as well as all the environmental ordinances are used to determine the appropriate land uses assigned through the General Plan. One of the guiding principles is to



ensure that development accounts for physical constraints and the natural hazards of the land. For example, when determining the appropriate placement for Village densities that support multi-family housing, these resources are avoided where possible. The Sites Inventory excludes sites with sensitive resources, areas substantially affected by slopes, and areas outside of the County Water Authority boundary.

INFRASTRUCTURE CONSTRAINTS

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

WATER SERVICES

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

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

Future water demand can be estimated using population projections, buildout scenarios based on designated land uses, and average per capita water use. Based on the unincorporated area's projected population of 543,426 by 2020 and estimated usage of one-half acre-foot per four-person household, future residential water demand is expected to be 67,928 acre-feet per year. CWA's Regional Water Facilities Master Plan seeks to expand and diversify its water supply through methods such as increased storage capacity, use of recycled water, and large-scale water desalination plants.

Beyond the CWA boundaries, residents in the unincorporated area will likely continue to be dependent on groundwater. Available groundwater is therefore an important criterion in establishing the location and intensity of future development. Any development that proposes the use of groundwater not provided by a water service agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates



that groundwater resources are adequate to meet the groundwater demands of both the proposed development and the groundwater basin, an exemption to these requirements may be granted.

SEWAGE DISPOSAL SERVICES

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



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Appendix C: **Housing Resources**



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SITES INVENTORY AND RESIDENTIAL CAPACITY

REGIONAL HOUSING NEEDS ASSESSMENT

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

The San Diego Association of Governments (SANDAG), as the regional planning agency, is responsible for allocating the regional housing needs to individual jurisdictions. After determining the region's housing needs number through consultation with the California Department of Housing and Community Development (State HCD), SANDAG utilized the forecasted pattern of development from its 2050 Regional Growth Forecast, which distributes housing and employment growth at a jurisdiction level. The model considers proximity to job centers, travel times, and commuting choices as well as land use plans. SANDAG also considered the rural nature and lack of infrastructure in the unincorporated County, important factors when allocating the regional share by income category. Consistency with the SANDAG Regional Comprehensive Plan (RCP) and Sustainable Communities Strategy (SCS) requires high-density multi-family housing to be located with reasonable access to mass transit as well as to other public services that are not available or planned for the unincorporated County.

The RHNA is distributed by income category. For the 6th Cycle RHNA, the County of San Diego is allocated a RHNA of 6,700 units as follows:

- Very low income and extremely low income (0 to 50 percent of area median income or AMI): 1,834 units³⁹
- Low income (51 to 80 percent of AMI): 992 units
- Moderate income (81 to 120 percent of AMI): 1,165 units
- Above moderate income (more than 120 percent of AMI): 2,709 units

³⁹ State law requires estimating the projected housing needs for extremely low-income households. Two methods are allowed: 1) an even split between extremely low- and very low-income households; or 2) a proportional split based on income distribution. According to the data provided by SANDAG, extremely low-income households represent 44 percent of the very low-income households. Therefore, the very low-income RHNA is split into 807 extremely low-income and 1,027 very low-income households.



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

ACCESSORY DWELLING UNITS

ADU PRODUCTION

The County may count the construction of ADUs toward the RHNA. For ADUs, RHNA credits must be based on recent development trends, not on potential capacity. Prior to recent changes in state law, the County allowed for secondary residential units on single-family lots throughout the unincorporated area. Between 2011 and 2017, the County issued approximately 50 secondary dwelling unit permits per year. Changes to state law in 2017 and 2019 along with County incentives have dramatically increased ADU production in the unincorporated area since 2018.

Table C-1: Recent ADU Production in the Unincorporated Area

2011-2017	2018	2019	2020	Total Since 2017
40-50/year	146	225	237	608

Source: County of San Diego, Planning and Development Services, 2021

Based on the upward trend of ADU production, it could be reasonably assumed that the County would see approximately 250 ADUs produced annually throughout the 6th Cycle. Despite the historical trends, a more conservative production rate of 225 ADUs per year is assumed for the 6th Cycle, leading to a total of 1,800 accessory units counted toward the RHNA over the planning period.

In 2019, the Board of Supervisors voted to waive development fees for ADUs in the unincorporated area. The fee waiver program reduces the cost and constraint of constructing ADUs in the unincorporated area and has likely contributed towards the significant increase in ADU production during 2019 and 2020.

Additionally, the County has published six pre-approved floorplans for ADUs. Pre-approved floorplans reduce the cost of constructing an ADU by expediting the permitting process and lessening the need to purchase or design floorplans. The County's approved floorplans range from 600 square foot, one bed, one bath units to 1,200 square foot, three bedroom units. The large size and bedroom range allows for pre-approved ADUs to support a variety of household sizes.

In 2019, the Board directed the development of an ADU subsidy program to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income individuals and households.⁴⁰ While the program has not yet been adopted, the possibility affirms

⁴⁰ Board of Supervisors. Minute Order. November 20, 2019.



the County's commitment to ADUs as a housing resource, particularly for lower-income households.

Taken together, these programs make it likely that ADU construction will continue to increase and that historical trends for ADU construction likely underestimate the number of ADUs that will be constructed during the 6th Cycle planning period.

ADU AFFORDABILITY LEVEL

A recent study conducted by the Southern California Association of Governments (SCAG) indicated that many ADUs are rented out to family members at no or marginal cost, allowing these units to be counted as available for very low- and extremely low-income families.⁴¹ SCAG's study, which aggregated ADU surveys conducted since 2014, concluded that 15 percent of ADUs can be conservatively assumed to be available for very low-income individuals. Based on this evidence, the County also assumes that 15 percent of ADUs can accommodate very low-income households.

Rent surveys of ADUs can be used to estimate income/affordability of potential ADUs. In fall 2020, County staff reviewed listings on real estate websites such as Craigslist, Apartments.com, and Realtor.com to identify ADUs for rent in the unincorporated County. Staff identified seven ADUs for rent in the unincorporated areas, with an average monthly rent of \$1,496. Based on the area median income of \$92,700 and the assumption that households are cost burdened if more than one-third of gross income is spent on housing, rents in this price range are anticipated to be affordable to low-income (80% AMI) households. Using the observed average rent for ADUs, it could be presumed that all ADUs will be affordable to lower-income individuals.⁴²

However, given the small sample size of ADUs for rent in the unincorporated area, the County will only assume that 12 percent are available for low-income households.

Table C-2: ADUs for Rent in the Unincorporated County

Location	Square Feet	Price
Alpine	600	\$1,425
Alpine	700	\$1,650
Alpine	700	\$1,600
Fallbrook	Unlisted	\$1,350
Lakeside	450	\$1,500
Rancho Santa Fe	Unlisted	\$1,450
Valley Center	750	\$1,500
Average	640 sf	\$1,496

Source: County of San Diego, Planning and Development Services, 2020

⁴¹ SCAG. Regional ADU Affordability Analysis. 2020.

⁴² A 1-Person Household at 80% of the AMI has an assumed income of \$64,700. $\$64,700/12 \text{ months} * 1/3 \text{ of gross income}$ corresponds to a maximum housing expenditure of \$1,797 per month.



Combined with the 15 percent of ADUs counted toward very low-income units, a total of 27 percent of ADUs are counted toward the lower-income RHNA. Given the available rental information, as well as the potential for an ADU subsidy program, these assumptions are highly conservative. The remaining 73 percent of ADUs are split evenly between the moderate- and above moderate-income categories (36.5 percent each).

Table C-3: Sixth Cycle Assumed ADU Production

	Factors	6th Cycle ADU Counts
Total ADU Production	225 / year	1,800
% Very Low Income	15%	270
% Low	12%	216
% Moderate	36.5%	657
% Above Moderate	36.5%	657

RHNA CREDITS

The County may count units that have been issued building permits since the start of the 6th Cycle production period (July 1, 2020) toward the RHNA. Between July 1 and December 31, 2020, the County issued 401 building permits for new dwelling units.

Table C-4: Building Permits Issued July 1, 2020 – December 31, 2021

Very Low	Low	Moderate	Above Moderate	Total
12	27	169	193	401

PROJECTS IN DISCRETIONARY REVIEW

There are over 1,097 units proposed as part of projects currently in discretionary review.⁴³ As these projects are not yet approved, they are not credited toward the RHNA. Nearly all of these units will be counted for the above moderate-income total when permitted.

SPECIFIC PLANNING AREAS

OTAY 250 (3,158 DWELLING UNITS)

The East Otay Mesa Business Park Specific Plan was adopted in 1994 with the intent of spurring the development of a high-tech manufacturing and industrial park to serve the San Diego region. The plan preserved native habitats and provided industrial and technological land, as well as

⁴³ County of San Diego. Planning and Development Services. October 2020.



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providing retail and transportation options to serve new industry. Since its original adoption, the specific plan has been amended eight times. The most recent amendment, Otay 250, was adopted in 2018 and added substantial housing capacity to vacant land north of Otay Mesa Road. Otay 250 established a new mixed-use land use category in the specific plan, which allows for residential, commercial, and employment uses at maximums of 3,158 dwelling units, 78,000 square feet of commercial, and approximately 765,000 square feet of employment use, respectively.⁴⁴ All 3,158 potential units are proposed at residential densities between 20 to 40 units per acre consistent with the lower-income unit requirements.

The Otay 250 amendment was approved along with a tentative map, infrastructure plan, and environmental impact report (EIR). The approved tentative map created 30 lots with most sizes ranging between 2 and 12 acres. These parcels can be developed independently or combined into a larger residential project. The EIR extensively studied and mitigated impacts and risks such as habitat loss, fire hazard, greenhouse gas emissions, and vehicle miles traveled. Based on the vacant land, allowable density, approved tentative map, and infrastructure plan, Otay 250 may accommodate a share of the County's lower-income RHNA. Use of the same 70 percent yield factor used for the RHNA sites results in a realistic yield of 2,210 units. Of these realistic units at lower-income densities, the County is only including 30 percent (663 units) toward the lower-income RHNA. The remainder (1,547 units) is counted as above-moderate capacity.

Table C-5: Otay 250 Estimated Capacity for RHNA

Approved Units at Lower-Income Densities of 20-40 du/ac	3,158
Realistic Yield (70% of 3,158)	2,210
Lower Income Yield (30% of realistic yield)	663
Above Moderate Capacity (70% of realistic yield)	1,547

⁴⁴ https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/Otay-250-Sunroad.html



SITES INVENTORY

DENSITIES REQUIRED FOR INCOME LEVELS

In January 2005, state Housing Element law established new default minimum densities that ranged from 10 to 30 dwellings per acre (du/ac) depending on the type of jurisdiction. The entire County of San Diego, which contains the second largest city by population in California, is considered a single Metropolitan Statistical Area by the US Census Bureau. Consequently, the unincorporated County of San Diego is now considered “metropolitan” under Housing Element law and is therefore subject to a default density of 30 du/ac, the same density that is required of the City of San Diego—even though the unincorporated County, like most unincorporated jurisdictions, is semi-rural or rural in character.

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

- Large areas (>60% of total acreage) are occupied by entities outside the land use control of the County. These include the Camp Pendleton military base, Anza-Borrego Desert State Park, Cleveland National Forest, and 18 tribal reservations.
- Approximately 80 percent of the land is groundwater dependent and cannot sustain urban or suburban development patterns. The County’s rural, groundwater-dependent communities are home to many lower-income families.
- Less than 10 percent of the land in the unincorporated County is currently served by sewer, which is required to achieve densities above one or two du/ac.
- The amount of land over which the unincorporated County exercises land use authority, particularly land appropriate for high-density development, often decreases through annexations.
- Most land is considered an extreme fire threat area by the California Department of Forestry and Fire Protection, and fire service is limited. Some areas lack structural fire protection, and most fire departments lack equipment that can service structures over two stories.
- Much of the land contains sensitive environmental habitats, and environmental constraints often determine development capacity and patterns.
- The region’s employment centers are located within incorporated cities, and most residents commute to coastal job centers.



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- Market factors discourage residential development that exceeds 20 to 25 du/ac. Densities above that level typically require structured parking and more expensive building construction methods.
- Funding for transit facilities and improvements is directed toward incorporated jurisdictions, providing little opportunity for these public services in the unincorporated County.

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

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

Key findings of the report are:

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



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The KMA study surveyed affordable housing developments in both the unincorporated area and select incorporated communities located in proximity to the unincorporated County. The study identified a total of 14 affordable housing developments for family households built since 2009 or under construction, comprising a total of 759 units. Of these 14 affordable housing developments, 2 were in the unincorporated area and 12 were in the incorporated cities. Overall, the highest concentration (57%) of the affordable family developments identified were built at densities between 15 and 23 du/ac and the median density for the 14 affordable family developments surveyed is estimated at 20.7 du/ac.

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

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

Table C-6: Per Unit Financing Surplus/(Gap) Summary for Lower-Income Housing summarizes the gap financing required to subsidize different types of development as housing affordable to lower-income households, using land cost assumptions of five dollars per square foot. The KMA study concludes that to provide housing affordable to lower-income households, subsidies are required for most types of development; however, the levels of subsidies vary significantly.

Table C-6: Per Unit Financing Surplus/(Gap) Summary for Lower-Income Housing

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

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



per acre) require subterranean/structure parking and result in the highest level of subsidies required for lower-income housing.

In 2021, AECOM reevaluated the financing gap for various multi-family product types that may accommodate low- and very low-income households. The results continue to show that at both levels of affordability, garden-style apartments (20-24 du/ac) represent the smallest financing gap. This indicates that garden-style apartments are best able to accommodate affordable rents.⁴⁵

Table C-7: Financing Gap Between Market Rate and Affordable Units

Residential Product Type	Very Low Income (50% AMI)	Low Income (80% AMI)
Garden Style Apartment (20-24 du/ac)	-\$190,000	-\$81,000
Stacked Flats (30 du/ac)	-\$208,000	-\$99,000
Stacked Flats on Podium (45 du/ac)	-\$235,000	-\$124,000

Source: AECOM, 2020.

These same principles remain applicable to current and anticipated future conditions as they are dependent on the relatively constant costs of construction types and materials. Other recent project pro forma and feasibility studies continue to reaffirm these findings.⁴⁶ A large percentage of multi-family developments throughout the County demonstrate the relative efficiency of multi-family housing at 20-24 du/ac. The maximum density with the lowest cost parking and construction types yield the best economic return.

DEMONSTRATED AFFORDABLE HOUSING YIELDS

Additionally, the lower-income housing projects that have been constructed in the unincorporated County support the conclusion that affordable housing is feasible at densities of 20 to 24 du/ac. The three projects shown in the table below built within three different County communities, Lakeside, Ramona, and Fallbrook, demonstrate that affordable projects are possible in different Villages within the County.

Table C-8: Lower Income Developments in the Unincorporated County

Project Name	Community	Date of Completion	Tenure	Total Units	Affordable Units		Density (du/acre)
					Low	Very Low	
Silversage Apartments	Lakeside	2010	Rental	80 ¹	72	6	21
Springbrook Grove Apartments	Fallbrook	2010	Rental	44	1	43	25
Schmale Family Senior Residences	Ramona	2019	Rental	62	0	62	23

1. Includes managers' units.

⁴⁵ AECOM. 2020. "Inclusionary Housing and Middle-Income Housing Study for the County of San Diego."

⁴⁶ KMA (Keyser Marston Associates). 2020. "Casa de Oro – Financial Feasibility Analysis, Keyser Marston Associates."



Additionally, many affordable housing projects have been built at densities below 30 du/ac in neighboring jurisdictions. A brief list of these is included in Appendix F. These projects further demonstrate that housing for low- and very low-income construction is feasible at densities below 30 du/ac. Discussions with affordable housing developers active in the San Diego region indicate that affordable housing funding programs such as Low Income Housing Tax Credits require the provision of amenities at the development, resulting in the maxing out of funding resources at lower densities. The optimum density for affordable housing based on available funding programs is approximately 20 du/ac, with the key consideration being remaining in Type III and Type V construction.

GENERAL PLAN DENSITIES MEET RHNA INCOME CATEGORY

Table C-9 shows the General Plan land use designations that have the appropriate maximum densities to meet the RHNA household income categories.

Table C-9: Residential General Plan Designations by Income Category

Income	Very Low	Low	Moderate	Above Moderate
Low Density Designations (<10.9 du/ac)				SR-10 SR-4 SR-2 SR-1 SR-0.5 VR-2 VR-2.9 VR-4.3 VR-7.3
Low-Medium Density Designations (up to 15 du/ac)			VR-10.9 VR-15	
High Density Designations (up to 20 du/ac)		VR-20		
High Density Designations (up to 30 du/ac)	VR-24 VR-30			

1. Nonresidential and Mixed-Use Land Designations have maximum densities set by the Zoning Ordinance. Properties with these land uses use corresponding density to determine the applicable income category.

DEVELOPMENT CAPACITY CALCULATION

Careful consideration has been given to the methodology for determining the number of potential dwelling units that an eligible site is likely to produce. The assumed project yields are based on a variety of factors, including actual yields from development projects in comparison to the maximum permitted, and consideration of various regulatory and environmental constraints.



REVIEW OF MULTI-FAMILY DEVELOPMENT

A review of multi-family development constructed in the County since 2011 demonstrates that multi-family projects on properties with zoning that exceeds 15 du/ac typically yield approximately 70 percent of the maximum units allowed based on the gross acreage of the site.

On high-density Village Residential land, the average yield is approximately 75 percent of the maximum. *Table C-10* illustrates the yields on these projects in the unincorporated area.

Table C-10: Village Residential Yields

General Plan Land Use	Average Yield Compared to Maximum Allowed
VR-15	62%
VR-20	73%
VR-24	89%
VR-30	76%
General Commercial	68%
Village Core Mixed Use	32%
Office Professional	71%
Average	70%

Note: Properties in Specific Planning Areas were excluded due to potential for artificially increasing project yields

It should be noted there have been relatively few multi-family projects (fewer than 30) developed in the County since 2011, and that the average yields shown in *Table C-10* are subject to outliers. For that reason, a site yield factor based on the minimum density is utilized when determining the realistic site capacity.

MINIMUM DENSITY FOR RESIDENTIAL PRIMARY USES

A program that requires a minimum density yield of 70 percent of the maximum allowed units for residential projects is proposed as a Housing Element program. Therefore, the sites inventory capacity uses a base yield calculation of 70 percent for land uses and zones that allow for primary residential uses. The proposed 70 percent minimum density is consistent with project trends and observed yields.

NONRESIDENTIAL AND MIXED-USE ZONES

Mixed Use Zones

Fallbrook: The Fallbrook Village Core mixed-use properties have form-based regulations with densities of 24 du/ac in each implementing zone (Fallbrook Village Zones 1 through 5). Fallbrook Village Zones 1, 2, and 4 require that the residential uses be secondary to the primary use on the



property, while Village Zones 3 and 5 allow for residential as the primary use of the property. To account for the decreased yield that is associated with residential as a secondary use, the base yield was set at 60 percent of the maximum.

Alpine: The community of Alpine has a mixed-use area that is implemented by a form-based code (Alpine Village Zones 1 through 3). Residential uses are allowed by-right in each zone. A review of the development standards determined that an assumed density of 24 du/ac was feasible and conservative based on requirements such as setbacks, parking minimums, building heights, and lot coverages. The Alpine zones were assigned a yield factor of 70 percent because residential is allowed as a primary use, and commercial is not required.

Ramona: The community of Ramona has a mixed-use area that is implemented by a form-based code (Ramona Village Zones 3 through 5). Residential is allowed in conjunction with commercial uses in each zone. Depending on its location, a site in Ramona may be required to provide either 50 or 75 percent of its floor area for non-residential uses. Properties subject to these standards were respectively assigned a 50 percent and 60 percent factor of the allowable density for the anticipated residential yield.

Commercial Zones

Commercial zones that require residential to be secondary uses were assigned a base yield factor of 60 percent of the potential maximum yields. This base 60 percent factor was applied to Zones C30, C32, C36, C37, C8, C40, and C42. The factor accounts for a decrease in yield potential for sites that must include a nonresidential primary use. Commercial zones that allow residential as a sole/primary use (C31 and C34) were assigned a 70 percent factor. The Housing Element includes an implementation program to review the County's development regulations for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones.

ENVIRONMENTALLY SENSITIVE AREAS

For projects with any portion of the parcel within an environmentally sensitive area (ESA)⁴⁷, the area of the site within the ESA was deducted from the acreage. Therefore, none of the calculations based on the acreage count potential units within the ESA. This is a highly conservative estimate, as the County allows for the density of constrained areas to be transferred to other portions of the site.

⁴⁷ SanGIS, "Environmentally Sensitive Areas", 2019.



SPLIT DESIGNATED SITES

For properties with more than one General Plan land use designation, the land use for the majority of the property was used to determine the potential units. The acreage that was not within the primary land use was subtracted from the gross acreage and not used for the capacity calculation.

EXAMPLE CALCULATION

Table C-11: Example Parcel

Description	Value
General Plan Land Use	Village Residential 30
Gross Acreage	1.5
Density (du/ac)	30
Yield Factor	70%
Environmentally Sensitive Area Percentage	20%
Split Designation (Non-VR 30) Percentage	10%
Existing Housing Units	1

Table C-11: Example Parcel shows a hypothetical 1.5-acre property with an existing single-family home. The property has a General Plan designation of Village Residential 30, with 20 percent of the property in an ESA and 10 percent in another General Plan land use designation. The maximum yield of the property is 45 units.

$$1.5 \text{ acres} * 30 \frac{\text{du}}{\text{acre}} = 45 \text{ units}$$

The adjusted yield to account for reasonable factors is:

$$1.5 \text{ acres} * 30 \frac{\text{du}}{\text{acre}} * 0.7 \text{ yield factor} * 0.8 \text{ non-ESA} * 0.9 \text{ VR30} = 22.68 \text{ units}$$

$$22.68 \text{ units} - 1 \text{ existing unit} = 21.68 \text{ new units}$$

The number of potential new units is then rounded to the nearest whole number, so the hypothetical 1.5-acre site would yield a total of 22 units. Ultimately, the potential yield of this hypothetical site would be counted at half of its maximum unit yield (45 units). Based on the observed yields as shown in *Table C-10*, the yield assumptions and calculation provided above represent highly conservative and appropriate assumptions for the assumed capacity of each site included in the inventory.



SITE IDENTIFICATION METHODOLOGY

DATA SOURCES

In compiling an inventory of vacant and non-vacant ("underutilized") sites, the County used GIS to identify parcels with General Plan residential designations of 10.9 to 30 units per acre and commercial and mixed-use zones that allow for residential use. GIS data provided by SANGIS and the County was used to identify potential constraints, including floodplains, ESAs, existing uses, and assessed values. This data was aggregated and queried to identify potentially eligible sites.

HOUSING PRODUCTION AND CAPACITY PORTAL

The County recently published the "Housing Production & Capacity Portal" (portal), which illustrates the number of potential units that may be constructed under the existing General Plan. The portal tracks the dwelling unit capacity for each community planning area and spatially depicts the potential new units in the unincorporated areas. As of February 2020, the portal shows that there are approximately 60,748 remaining potential units under the General Plan. This capacity is adequate to accommodate the overall RHNA of 6,700 units. Therefore, the discussion herein focuses on identifying sites within this capacity that meet the criteria as defined by state law for moderate-, low-, and very low-income sites.

INFRASTRUCTURE ASSUMPTIONS

Much of the vacant land in the unincorporated area would involve "greenfield" development, whereby infrastructure and services must be extended or installed to serve the new development. The provision of these services is typically passed on to the buyer in the form of higher housing costs. Therefore, to address the County's lower-income housing needs, the County focuses on opportunities associated with high-density development available in urbanized centers where infrastructure and services are in place, but improvements may be necessary to serve the intensified development. Because the sites selected for inclusion in the Sites Inventory are located in urbanized centers (Villages), they are generally free of major environmental constraints such as habitat conservation. The sites selected have access to public water purveyors and sufficient water capacity has been established to serve these sites in conjunction with the 2011 General Plan update. The sites selected also have access to public sewer service or are within proximity of uses that have existing sewer service. Sanitary sewer service may be provided by small wastewater treatment facilities designed to serve a specific development or by a small County sanitation district (community services district).



ENVIRONMENTAL CONSTRAINTS

Properties located substantially within a 100-year floodway or agricultural preserve were excluded from consideration for the moderate- and lower-income sites inventory. Other sites that were environmentally constrained were subtracted out using the calculation illustrated above.

Vehicle Miles Traveled

In June 2020, the Board of Supervisors adopted guidance on implementing SB 743, a bill that requires an analysis of vehicle miles traveled (VMT) during the environmental review of a project pursuant to the California Environmental Quality Act. The County's SB 743 implementation guidance sets thresholds at which projects are presumed to have significant impacts on VMT.

As part of the SB 743 implementation, the County adopted map-based screening standards based on the estimated VMT per resident in a given transit analysis zone (TAZ). Areas with VMT at least 15 percent below the unincorporated average are presumed to have no significant impact on VMT, and no mitigation measures are required. Areas with VMT between 85 percent and 100 percent of the unincorporated average may have significant impacts, but these impacts can be mitigated through the inclusion of project-level traffic demand management measures.

Other factors may be used to determine that a project does not have a significant VMT impact. Small residential projects that generate fewer than 110 daily trips are not considered to have a significant impact on VMT, and projects within a half-mile of a major transit stop or along a high-quality transit corridor are presumed to not have significant VMT impacts. Finally, projects that include 100 percent affordable housing are presumed to have less than significant impacts on VMT.

Even though this exemption ensures that VMT will not constrain the development of low-income and moderate-income housing, the County still prioritized identifying lower- and moderate-income sites in VMT-efficient areas. All lower- and moderate-income sites are located in County Villages, which are clusters of concentrated development that have access to neighborhood-serving retail, infrastructure, and transit options. While some of the RHNA sites appear to be located in areas with VMT above the unincorporated County average, the surrounding area may be characterized as high VMT due to a lack of existing data. Often, these small gap areas are surrounded by high efficiency areas. Once developed for housing at or near the allowable density, these areas would become more walkable and likely have VMTs below the unincorporated threshold. All of the selected low- and moderate-income sites are within ½ mile of public transit stops and/or ¼ mile of a dedicated bike route.

As these sites are located with access to transit, it is likely that a potential project on these sites would be able to successfully mitigate the VMT impacts through the location of transportation



demand management plans and project features that reduce VMT. For this reason, VMT will not preclude or constrain development on the sites identified in the inventory.

Fire Hazard Risk Areas

Over 80 percent of the unincorporated County is within a High or Very High Fire Hazard Severity Zone. Many of the areas that are not within high fire hazard areas are not suitable for residential development due to other factors, such as a lack of infrastructure or remote locations with limited access to services or transit, and sometimes are small islands surrounded by very high fire zones.

During the comprehensive 2011 General Plan Update, the County conducted a detailed review of fire risks and planned new housing capacity accordingly. Much of the County's available land for high density development is outside of fire risk areas. However, some land within County villages may be within a higher fire risk zone. These communities, such as Alpine, are still appropriate for additional residential development, because fire risks can be reasonably managed and mitigated. Recent planning efforts, such as the creation of the Alpine Village Mixed-Use designation, establish that communities with high fire risks can accommodate additional housing growth while maintaining smart growth principles. Additionally, the County excluded otherwise eligible sites that were isolated and in very-high fire hazard areas.

Fire Prevention Plan Requirements

The County of San Diego 2017 Consolidated Fire Code for the 14 Fire Protection Districts in San Diego County requires an applicant for a parcel map, subdivision map, specific plan or major use permit for any property located in a wildland-urban interface fire area to submit a Fire Protection Plan (FPP) as part of the approval process. The FPP shall consider location, topography, geology, aspect, combustible vegetation (fuel types), climatic conditions and fire history. The plan shall address the following in terms of compliance with applicable codes and regulations including but not limited to: water supply, vehicular and emergency apparatus access, travel time to nearest serving fire station, structural ignitability, structure set back, ignition-resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management. The FPP shall be prepared as prescribed in the County of San Diego Land Use and Environment Group (LUEG) "Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection" document.

This FPP is a conceptual plan that provides adequate information to obtain approval for the proposed project from the County of San Diego. A proposed project uses the plan as a basis of design and, once a detailed design has been completed, the detailed plans are submitted to the County of San Diego for review and approval. Projects must be designed in compliance with wildland fire regulations. There are three guidelines for determining significance:



1. Compliance with the recommendations in the FPP based on the results of fire modeling.
2. Meeting the emergency response objectives identified in the Public Facilities Element of the County General Plan. Each project must prepare the Project Facility Availability Form (DPLU Form #399F) and demonstrate the adequacy of emergency services to the project.
3. Being designed in accordance with applicable building and fire codes. The architects, designers, engineers, and contractors are responsible for the implementation of the requirements set forth in this report. The property owners are responsible to maintain their property and structures in accordance with San Diego County Building and Fire Codes.

The comprehensive requirements of Fire Prevention Plans in the unincorporated area illustrate a reasonable method to evaluate, avoid, mitigate and manage wildfire risks. While some of the proposed RHNA sites may be in areas identified as high fire risks, they are in urbanized areas that are adjacent and very close to low or moderate fire risks and the full complement of infrastructure, good accessibility and transportation, and emergency services.

UNDERUTILIZED/NON-VACANT SITES ASSUMPTIONS

Non-vacant/underutilized sites are necessary to meet the lower-income RHNA capacity. These underutilized sites were selected from the Village regions, and thus are assumed to have access to jobs, transit, and other infrastructure. A series of filters was used to remove properties with little capacity for redevelopment and those that have existing uses that would preclude development. The development considered on these sites is consistent with market feasibility studies and takes into consideration the community character as well as development constraints (emergency services, roads and other infrastructure, environmental, etc.) when evaluating each site's development potential.

Assessed Land to Improvement Ratio

For underutilized sites, the land and improvement values of each parcel were identified. In general, properties with land values that were equal to or greater than the improvement values were included in the Sites Inventory for moderate- and lower-income sites. This reduction removed many lower-income sites with more valuable existing uses that are less likely to be redeveloped for housing. A limited number of sites did not meet the land to improvement criteria, but were exhibiting other indicators of underutilization, including aging structures or substantially unused land. Adjacent parcels that may not independently meet these criteria but have high potential for parcel assemblage and consolidated were included.



SANDAG Land Use Assumptions

Every year, SANDAG publishes a model with information about the existing use of land for each parcel in San Diego County. These land uses were used to exclude existing uses that may inhibit or prevent redevelopment of otherwise underutilized parcels.

Land uses that were excluded from consideration include:

- Hospitals
- Mobile home parks
- Multi-family residential
- Group quarters
- Open space parks and preserves
- Religious facilities
- Governmental and agency facilities

SIZE

Only properties that were between 0.5 acres and 10 acres were considered for moderate- and lower-income housing. Adjacent properties that were otherwise eligible but did not meet the minimum size requirement (i.e., smaller than 0.5 acres) were included in the inventory due to the potential for lot consolidation/parcel assembly, with the ultimate site totaling more than half an acre.

MANUAL EXCLUSIONS

Certain properties that appeared to be eligible based on the criteria listed above but had irregularly shaped lots, common interest ownership, or other visible constraints were excluded from the inventory.

LIKELIHOOD OF DEVELOPMENT

State law requires that the Housing Element Inventory consider the likelihood of development for sites included in the RHNA inventory. The County does not have the authority to mandate housing production but can only establish regulatory frameworks and incentives to spur housing growth. Many different factors, including market conditions, existing uses, and development regulations, influence a property owner/developer's decision to construct housing on a potential



site. The following methods and trends provide evidence that the selected sites are likely to develop over the planning period.

Total General Plan Capacity and Existing Site Improvements

The County's Housing Production and Capacity Portal indicates that the County has over 60,000 units of unbuilt and realistic units remaining under the existing General Plan framework. This number continues to grow as the County amends its General Plan to increase development capacity. The Housing Element is not required to provide an exhaustive list of all sites with development potential. Generally, the total remaining capacity illustrates that even if only 11 percent of the available units are developed, the County will achieve its RHNA goal of 6,700 total units.

Given the overall capacity and potential for accommodating the RHNA, the County focused on identifying parcels that are highly likely to develop during the 6th Cycle. To identify these sites, the County selected properties where the assessed land value is greater than the assessed improvement value. A land-to-improvement ratio greater than 1.0 indicates that the sites are underdeveloped and are likely to develop because the existing improvements are marginal or aging, clear indications that the site is "ripe" for development. Other factors were also used to determine the likelihood of development, such as age of structure, existing uses, and ability to yield a substantive increase in housing units over existing conditions. The Sites Inventory in the Housing Element represents only a snapshot of existing conditions at a point in time. Over the course of the Housing Element planning period, circumstances for individual properties and owners' intent are fluid, impacting the likelihood for near-term development, which is beyond the control of any local government.

Past Production Trends

Past production trends illustrate that the County is on track to meet the overall goal of 6,700 units produced over the 6th Cycle. Over the 5th Cycle (2013-2020), the County issued permits for 6,627 units, and approved/added capacity for thousands more through specific plans and General Plan amendments. This past production trend clearly demonstrates that the development of 6,700 total units is likely during the 6th Cycle. Furthermore, the County is adopting a suite of programs to further incentivize housing production, with the goal of exceeding the allocation of 6,700 total units.



In Process/Likely Units

The County is already on track to exceed the total RHNA allocation based on approved projects, ADU trends, and discretionary projects currently in review.⁴⁸

At the beginning of this 6th eight-year cycle, the County has already identified 6,500 of the 6,700 RHNA units that are very likely to be built during the period. This includes 1,800 ADUs, recent approvals of 1,938 units in Otay Village 13 and 1,266 units in Otay Village 14, 401 building permits issued since July 2020, and 1,097 units currently pending approval. This total does not include the 3,158 allowed units in the Otay 250 specific planning area, or the thousands of other units that can be expected to be approved and permitted during the balance of the eight-year cycle. While many of these approved and pending units will be affordable to moderate-income and above moderate-income households, the robust number of units in the pipeline clearly demonstrates that significantly more than the 6,700 units are likely to be developed during the 6th Cycle.

ADEQUATE SITES

The County has adequate capacity to meet its RHNA for this Housing Element period as shown in *Table C-9*, which summarizes residential development potential for ADUs, approved specific plans, issued building permits, and site capacity. The development considered in this table is consistent with market feasibility studies and takes into consideration the community character as well as development constraints (emergency services, infrastructure, environmental, etc.) when evaluating each site's development potential.

Overall, the County has adequate capacity to address its RHNA for households at all income levels. To meet the RHNA for lower-income families, the Housing Element Sites Inventory relies on sites with densities that allow 20 to 40 du/ac. The Sites Inventory includes capacity for 774 low-income units and 3,208 very low-income units. While it appears that the County does not meet the low-income RHNA capacity requirement by 218 units, the 218 low-income units can be accommodated on sites identified with potential for very-low income units. Therefore, all of the lower-income housing need can be met with the proposed inventory. A total of 2,436 potential units were identified as suitable for moderate-income households.

Housing for the above moderate-income group can be easily accommodated by approved projects. The combination of the Otay Specific Plans, ADUs, and units that have already been permitted total 5,601 units, far exceeding the above-moderate allocation of 2,709 units. Additionally, residential land in the Village, Semi-Rural, and Rural regional categories designated at densities of 7.3 units per acre and lower offers opportunities for above moderate-income

⁴⁸ Units in review are not being counted as credits toward the RHNA, but are still likely to be constructed over the planning period.



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households. Even though it appears that the County does not meet the above-moderate income RHNA capacity requirement by 312 units, the above-moderate income units can be accommodated on sites with potential for moderate-income units. In addition, the Housing Capacity and Production Portal illustrates that there are tens of thousands of other potential above-moderate units in the Semi-Rural and Rural areas that were not identified in the Sites Inventory.

All sites with opportunities for future housing to accommodate very low-, low-, and moderate-income households are identified by parcel number in the Sites Inventory, which can be found in *Appendix G* and *Appendix H*.

Table C-12: Adequate Residential Capacity by Income

	Very Low	Low	Moderate	Above Moderate	Total
ADUs	270	216	657	657	1,800
Building Permits Issued	12	27	169	193	401
Specific Planning Areas	-				
Otay 250	663			1,547	2,210
Site Inventory					
Identified Units	2,263	531	1,610		4,404
TOTAL	3,208	774	2,436	2,397	8,815

NON-VACANT LOWER-INCOME SITES

The County has adequate sites to meet more than 50 percent of its lower-income RHNA through ADUs, building permit credits, or on non-vacant sites. The County accommodates a total of 1,626 units of lower-income capacity through ADUs, credits, and vacant sites, which exceeds the 50 percent of the lower-income unit allocation (1,413 units).

Table C-13: Non-Vacant Sites Toward the RHNA

Lower Income RHNA Requirement	2,826
50% of Lower Income RHNA	1,413
Otay 250 Specific Plan (Vacant)	663
ADUs	486
Building Permits	20
Vacant Sites in Inventory	457
Lower Income Accommodated through ADUS, Credits, and Vacant Sites	1,626



Non-vacant sites are an important source of potential development to meet the lower-income RHNA obligations. The inventory identifies capacity for 3,351 units on sites available for very low, low, and moderate-income households on non-vacant sites. Many of these sites were included in prior Housing Element inventories, and are therefore subject to by-right approval of projects that include 20 percent of affordable housing on the site.

All non-vacant sites have been reevaluated and subjected to a restrictive selection criteria to ensure the sites are likely to be developed within the next eight-years. These non-vacant sites fall into two main categories: non-vacant with existing residential uses and non-vacant with existing nonresidential uses.

NON-VACANT RESIDENTIAL USES

The non-vacant residential sites that have been identified include sites in the Village Residential designations with maximum densities of 15, 20, 24 and 30 du/ac that have an existing single-family detached residence. The permitted densities ensure that there is a minimum net development potential of at least six times the existing residential for a 0.5-acre lot. A 10-acre site in a VR-20 area would have a net potential yield of nearly 200 times the existing dwelling units. The substantial potential for new housing units will create incentives for the redevelopment and intensification of these existing homes.

NON-VACANT, NONRESIDENTIAL USES

In addition to the strict selection criteria and potential dwelling unit yield factors above, the nonresidential, non-vacant sites in the inventory are only from zones with similarly maximum density yields of 20 du/ac or greater suitable for development of housing for lower-income households. This category includes sites that were previously identified as “vacant” but do not meet HCD’s current criteria for “vacant” sites. These include “semi-vacant” sites with active uses but few physical improvements (e.g., properties used for agriculture, extractive industry, parking lots, and minor improvements such as sheds, or shade structures.)

Excluded from the Sites Inventory were public/quasi-public, governmental, religious, institutional, transportation, and multi-family uses. These sites were also evaluated with the use of aerial and street view imagery to identify and exclude any observable conditions that might otherwise prevent or discourage redevelopment within the next eight-year period. Such conditions would include obvious recent capital improvements and new construction, and/or evidence of high revenue generation.



MARKET CONDITIONS

Fewer than 30 multi-family projects, including three affordable housing projects, have been developed in the unincorporated County since 2011.

Housing has been developed on seven nonresidential sites since 2010. This is evidence that existing market conditions do not prohibit the construction of housing on nonresidential sites. These housing developments on nonresidential sites occurred in six different communities throughout the unincorporated County: Alpine, Valle de Oro/Spring Valley, North County Metro, Rancho Santa Fe, Ramona, and Lakeside. Proposed eligible sites are located in many of these same communities.

Many of the limited nonresidential areas in the unincorporated County have similar market conditions. Relatively isolated areas with low traffic volumes, low population densities, and low area employment limit the demand for commercial uses and increase the desirability and feasibility of the development of housing on nonresidential sites.

Global trends have had a significant impact on retail uses. The proportion of total retail conducted through e-commerce has grown steadily from single digit percentages to nearly 12 percent through late 2019. This has had a measurable impact on retailers of all sizes and markets, including those in the unincorporated County. These County commercial areas have limited market sheds due to their relatively remote locations surrounded mostly by very low-density rural and semi-rural residential and agricultural uses. The additional competition from e-commerce makes such areas more precarious for commercial uses. Redevelopment with or for residential uses is a good alternative to declining demand for existing commercial space and provides additional customers to support the remaining commercial uses.

The COVID-19 pandemic has had a dramatic impact on market conditions, and appears to favor more development of housing on nonresidential sites. Competition from e-commerce has contributed to pressure and decline in brick and mortar retail stores of all sizes and locations. The percentage of retail sales via e-commerce has increased nearly 50 percent from 11 percent in the second quarter of 2019 to 16 percent of total retail sales in the second quarter of 2020.⁴⁹ The percentage of online retail sales increased nearly 35 percent from 12 percent in the first quarter of 2020 to 16 percent in the second quarter of 2020 during the early effects of COVID-19 in the United States. Many businesses have gone out of business and are not expected to return. While this proportion of sales can be expected to decline with adaption to and after conclusion of the

⁴⁹ [Statista](https://www.statista.com/statistics/187439/share-of-e-commerce-sales-in-total-us-retail-sales-in-2010/#:~:text=Retail%20e%2Dcommerce%20in%20the%20United%20States&text=In%202018%2C%20e%2Dcommerce%20accounted,utilized%20among%20all%20age%20groups.). Quarterly share of e-commerce sales of total U.S. retail sales from 1st quarter 2010 to 2nd quarter 2020. <https://www.statista.com/statistics/187439/share-of-e-commerce-sales-in-total-us-retail-sales-in-2010/#:~:text=Retail%20e%2Dcommerce%20in%20the%20United%20States&text=In%202018%2C%20e%2Dcommerce%20accounted,utilized%20among%20all%20age%20groups.>



pandemic, some of the effects are expected to be permanent. The percentage of total sales will likely remain above pre-COVID-19 rates, consistent with the pre-COVID-19 trend.

Another anticipated long-term impact of the COVID-19 pandemic has been the rapid acceleration, expansion, and broad adoption of the long-term trend toward increased telecommuting and remote working. Many office spaces have become vacant, idle, and/or obsolete in this changing employment shift. There is broad evidence of the rapid adaptation and some increased efficiencies in worker productivity as a result of reduced commuting and increased virtual meetings. This has further softened the nonresidential market and creates further opportunities and incentives for redevelopment for or with residential uses.

The societal changes associated with COVID-19 also reduce some of the previous deterrents to higher-density residential development in the unincorporated County villages, i.e., the long distance and travel times to employment centers. An anticipated permanent increase in work from home will reduce demand for traditional office workspaces. This will result in an increased softness in the long-term market, and an incentive for new remote work environments incorporated into residential development.

As a result of the filtering and exclusions and the significant net remaining residential development potential, the selected sites have the strongest market incentives and no identifiable constraints for the development for housing at densities suitable for lower- and moderate-income households.

AB 1397 requires non-vacant sites and sites that were included in two or more elements to be subject to by-right approval for projects that include at least 20 percent affordable for lower-income households.⁵⁰ The County will develop a by-right approval program. This will create an additional strong incentive to construct such inclusionary projects and will increase the feasibility and likelihood of development of the inventory sites during the eight-year period.

AFFIRMATIVELY FURTHERING FAIR HOUSING

AB 686 (Affirmatively Furthering Fair Housing) requires that the Housing Element further address fair housing for under-resourced groups. The County must “take meaningful actions to overcome patterns of segregation. For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

⁵⁰ California Department of Housing and Community Development. 2020. Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.



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Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.”

The unincorporated County is by nature largely rural, agricultural, and open space. It has a limited supply of urbanized areas with services and infrastructure appropriate to support higher-density housing. These areas are primarily limited to the older and larger villages and a number of islands of unincorporated County lands in the urbanized areas of several incorporated cities. Despite these limitations, sites suitable to produce housing for lower-income households are distributed among these village and island areas. The communities of Fallbrook and North County Metro together account for a substantial amount of the very low-income housing capacity. This is largely due to the high potential of the Buena Creek Sprinter Site and potential for additional infill in the Fallbrook Village mixed-use area.

The Buena Creek Sprinter Site has been retained from the Sites Inventory of the Housing Element Updates adopted in 2011 and 2017. The Sprinter is a 22-mile light rail line built between Oceanside and Escondido. It offers regular train service on a rebuilt rail line that roughly parallels Highway 78. Most of the rail line passes through urbanized jurisdictions but one station is located in the unincorporated community of North County Metro. To promote the opportunity for transit-oriented development, the County identified large, undeveloped, or underutilized parcels near the Buena Creek Sprinter Station for intensification as part of the 2011 General Plan update and increased residential densities from the existing 1 unit per acre to ranges of 20 to 30 units per acre. These parcels are not subject to the Williamson Act or within an agricultural preserve. With the introduction of the light rail line and the higher densities of surrounding cities, this area has the potential to support high-density housing. It is free of environmental constraints and is located within the Buena Vista Sanitation District, in close proximity to the City of Vista. The primary existing use is greenhouse agriculture and the structures can be easily removed. The increase in density in the General Plan update will substantially increase the value of the land and provide owners with an incentive to redevelop. Additionally, this location is listed as a Smart Growth Opportunity Area by SANDAG, which has the potential to receive planning funds. Developers with experience in large-scale projects have contacted the County and expressed an interest in working with staff to create a transit-oriented comprehensive plan for the area. The unincorporated County currently lacks the mass transit facilities that are more common in the cities, so the Buena Creek Sprinter Station presents an important opportunity to provide the more urbanized, high-density development that can support more affordable housing products.

All of the lower-income sites are in areas with reasonable access to schools and services, and are not in areas disproportionately exposed to pollution or other health impacts. The sites with the greatest potential were specifically zoned for 30 du/ac as part of the 2017 Housing Element to take advantage of the location with the best access to transit and nearby high-quality services.



California Tax Credit Allocation Committee Opportunity Maps

To assess the fair distribution of low- and moderate-income units, the County utilized the California Tax Credit Allocation Committee's (CTCAC) Opportunity maps. These maps account for socioeconomic and environmental indicators to establish different "opportunity categories" for census tracts across California. The maps are updated annually; 2021 maps were used to assess the equitable distribution of units in the Sites Inventory by income category.

As the County is focusing new growth in Village areas, the Village area (not including rights of way) was totaled by opportunity category. Most developable acres are within moderate resource and low resource areas (85.5 percent) while only 12 percent is within high or highest resource areas. The unincorporated area does not have any census tracts considered "high segregation and poverty" by CTCAC.

Table C-14: TCAC Opportunity Zones and Identified Sites

	% of Land in County Villages	% of Identified Low- and Moderate-Income Units*
Highest Resource	6.31%	13.40%
High Resource	5.73%	5.93%
Moderate Resource	56.97%	49.55%
Moderate Resource (Rapidly Changing)	2.38%	0.41%
Low Resource	28.61%	30.72%

Note: The above total does not include the potential lower-income units in Otay 250, ADUs, or building permit credits. Otay 250 falls within a low resource census tract, but the tract has very few existing residential units, and the TCAC may be skewed by the presence of a state prison. Once the specific plan vision is implemented, the area will be characterized by access to high-paying jobs, amenities, and a high-quality transit corridor.

The distribution illustrates that the County has located sites in higher opportunity areas where feasible. While nearly 31 percent of lower- and moderate-income units are within low resource areas, this proportion is roughly equivalent to the distribution of these areas within unincorporated villages as a whole. Additionally, areas designated as "highest resource" received a proportionately higher percentage of lower- and moderate-income units. The high and highest resource areas only account for 12 percent of the unincorporated Village areas but are absorbing roughly 19 percent of the lower- and moderate-income units.

In addition, where the lower- and moderate-income units are located in low resource census tracts, the County is already or is planning on engaging in comprehensive policy updates and processes to improve health, community participation, and quality of life. In particular, the communities of Spring Valley, Bostonia, and Fallbrook are considered "low resource" by CTCAC. The County is currently planning to amend and revise the Fallbrook Village community plan, which will provide an opportunity to improve and revitalize the community. Spring Valley is designated as a "Live-Well Community," a place where resources are focused to improve health and well-



being. Finally, the County is adopting a new Environmental Justice Element of the General Plan concurrently with the 6th Cycle Housing Element. This element will provide a detailed analysis and policy solutions to County communities that have compounded health risks, furthering the goals and objectives of AFFH.

FINANCIAL RESOURCES

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

HOUSING AND URBAN DEVELOPMENT ENTITLEMENT GRANTS

Community Development Block Grant

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

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

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

The County receives an annual allocation of CDBG funds. Funds can be used in seven jurisdictions that comprise the Urban County: the County unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.



HOME Investment Partnership

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

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

The County receives HOME funds annually. However, this funding is used within 13 jurisdictions that comprise the HOME Consortium: the County unincorporated area and the cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

Emergency Solutions Grant

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

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

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



Housing Opportunities for Persons with AIDS

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

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

The City of San Diego, as the most populous unit of general local government in the San Diego-Carlsbad Metropolitan Statistical Area, is the HOPWA grantee according to the program's formula allocation process. Changes under the Housing Opportunity Through Modernization Act allow a HOPWA grantee to designate another unit of local government as an alternative grantee, and receive HOPWA funds directly from the federal government. The City of San Diego has designated the County as the alternative grantee and the County will receive HOPWA funds directly from HUD on an annual basis.

REDEVELOPMENT HOUSING SET-ASIDE

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

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

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



NOTICE OF FUNDING AVAILABILITY

HCDS uses a Notice of Funding Availability (NOFA) process to solicit proposals for affordable housing development and related service programs. Funds are awarded on a competitive basis. Applicants are assessed for their ability to demonstrate that the funding request is necessary to make the development proposal financially feasible and a strategy for leveraging funds is in place. Whether or not discretionary permits are necessary, applicants submitting proposals involving new construction, acquisition, or change of use must present the proposal to the appropriate community planning/sponsor group and request their vote on the project, prior to submittal of the NOFA application. The application must document the community planning/sponsor group's response to the presentation and/or vote on the proposal, if one was taken.

A variety of funding sources may be deployed through the NOFA process and the amount of funding available depends on the balance of funds allocated to activities the NOFA is released for. Funding source requirements are specified in the NOFA and successful proposals must demonstrate compliance with the applicable funding source requirements.

OTHER FUNDING SOURCES

In addition to the previously mentioned funding sources, state and federal sources are periodically made available and the County continually evaluates new programs and applies for funding as needed. Additionally, local funding programs may be developed to address needs identified at the local level.

ADU Fee Waivers

In January 2019, the County Board of Supervisors voted to waive permit and building fees for ADUs. The fee waiver program is estimated to result in a projected potential reduced revenue of up to \$11 million over five years, and a significant savings for applicants that can be used toward the construction of ADUs in the unincorporated County.

OPPORTUNITIES FOR ENERGY CONSERVATION

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



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

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

In addition to the existing programs, new programs will continue to be implemented through the Conservation and Open Space Element of the 2011 General Plan.

ADMINISTRATIVE RESOURCES

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

SAN DIEGO COUNTY AGENCIES

Housing and Community Development Services (HCDS)

HCDS serves as the lead department for the County of San Diego in implementing affordable housing programs and activities and administering HUD entitlement funding. HCDS also serves as the County's public housing agency through the Housing Authority of the County of San Diego. Key housing programs administered by HCDS include:

Rental Housing Assistance Programs:

- Section 8 Housing Choice Vouchers, Project-Based Vouchers, and Preservation Vouchers
- Family Self-Sufficiency
- Housing Opportunities for Persons with AIDS



- Moderate Rehabilitation
- Emancipated Foster Youth
- Family Unification
- Mainstream
- Veterans Affairs Supportive Housing (VASH)
- HOME Tenant-Based Rental Assistance

Community Development Programs:

- Home Repair Loan Program
- Down Payment and Closing Cost Assistance Program
- Community Development Block Grant Program
- Affordable Housing Development
- Programs to address homelessness

Public Housing Developments (all properties are outside the unincorporated County):

- Dorothy Street Manor — Chula Vista (22 family units)
- L Street Manor — Chula Vista (16 family units)
- Melrose Manor — Chula Vista (24 family units)
- Towncenter Manor — Chula Vista (59 senior units)
- Firebird Manor — San Marcos (38 family units)

Planning & Development Services

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

- Density bonus
- Expediting permits for lower-income housing



- Farmworker housing fee waiver
- Permitting of second units
- Permitting of mobile/manufactured homes

Health and Human Services Agency

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

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

NONPROFIT ORGANIZATIONS

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



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Appendix D:
**Review of
Accomplishments
During Previous Cycle**



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 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 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.



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APPENDIX D ■ REVIEW OF ACCOMPLISHMENTS DURING PREVIOUS CYCLE

Table 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.	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. Continued Appropriateness: Modified <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>
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.	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. Continued Appropriateness: Modified <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>



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Table 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.	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. Continued Appropriateness: Modified <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>
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.	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. Continued Appropriateness: Modified and combined with 3.1.1.A <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>
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately initiated amendments to the General Plan for large scale developments to include an affordable housing component.	This program is included in the 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. Continued Appropriateness: Modified <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>



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

Table 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.	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications. Continued Appropriateness: Modified <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>
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.	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. Continued Appropriateness: Removed
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.	The last update to the Housing Element was adopted in March 2017 (midway through the planning period). Continued Appropriateness: Completed <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>
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>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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>
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



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<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>
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.	While the County continues to seek grant funding for community plan and design guideline updates, the following actions were undertaken: ▪ 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. 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. Continued Appropriateness: Replaced



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<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>
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 consisted with Multi-family Housing Design Guidelines (See implementation measure 3.1.2.F).	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. Continued Appropriateness: Replaced <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>
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.	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. Continued Appropriateness: Removed <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</i>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			<i>communities and reference the principle of including these amenities. This can also be reworked into a policy statement.</i>
3.1.2.I	Redevelopment Districts	Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved. Continued Appropriateness: Removed
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.	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. 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: ▪ Prepare plans and implement a program on Pre-Approved 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. Continued Appropriateness: Removed <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>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	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. Continued Appropriateness: Modified <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 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.	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. Continued Appropriateness: Modified <i>See new program 3.1.3.A (Development Code Cleanups on Building Types) in the 6th Cycle Housing Element.</i>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	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. Continued Appropriateness: Modified <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>
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. Continued Appropriateness: Completed and removed
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. Continued Appropriateness: Completed and removed
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	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



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
		Lands to facilitate compact development patterns and smaller lots.	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. Continued Appropriateness: Completed and removed
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



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Program Number	Name of Program	Objective	Accomplishments
			<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>
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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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.	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 <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>
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)	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. Continued Appropriateness: Modified <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>



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Table 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.	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. Continued Appropriateness: Removed <i>Implementing existing municipal code is not a Housing Element program.</i>
3.1.7.E	Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	The County continues to implement its Low Impact Development Standards to reduce urban runoff and heat produced by paved and impervious surfaces. Continued Appropriateness: Removed <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>
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.	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 Continued Appropriateness: Removed <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>



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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.	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. Continued Appropriateness: Modified and combined <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>
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	This program is partially complete. All new construction is required to create landscape water budgets to ensure 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. Continued Appropriateness: Removed <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>
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.	The County continues to implement density bonus provisions to encourage senior housing in Village areas and transit nodes. Continued Appropriateness: Modified <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>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	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. Continued Appropriateness: Modified and combined with 3.2.1.A <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>
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance.	The Housing Coordinator annually reviews density bonus provisions for compliance with state law. Continued Appropriateness: Removed <i>Maintaining compliance with state law is a routine staff function and not a Housing Element program.</i>
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.	Between 2013 and 2019, HCDS received federal entitlement grant funding for housing opportunities: ▪ \$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 Between 2014 and 2019, HCDS also received funding from state programs:



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Program Number	Name of Program	Objective	Accomplishments
			▪ 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. State ESG, No Place Like Home, and California Emergency Solutions in Housing funding serve the entire region. 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. Continued Appropriateness: Modified and replaced <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>
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	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. 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. In 2019, the Board of Supervisors allocated \$25 million in local funds to the Innovative Housing Trust Fund for affordable housing development. 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



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Program Number	Name of Program	Objective	Accomplishments
			Bonds, and the U.S. 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. Continued Appropriateness: Modified <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>
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.	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. Continued Appropriateness: Modified <i>This is now included as program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i>
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing	Information regarding County-owned property considered for a surplus declaration was routed to all County departments to identify any possible County uses for the property. PDS, HCDS, and other relevant departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing. Continued Appropriateness: Modified and combined <i>This is now combined with program 3.2.3.B (Inventory of Surplus Sites) in the 6th Cycle Housing Element.</i>
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.	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. Continued Appropriateness: Removed



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Program Number	Name of Program	Objective	Accomplishments
3.2.3	Rental Assistance		
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions.	The 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. Continued Appropriateness: Modified <i>See program 3.2.4.A (Housing Choice Vouchers (HCV)) in the 6th Cycle Housing Element.</i>
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.	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. Also, 169 TBRA vouchers were used in the unincorporated area, based on participant choice. 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. Continued Appropriateness: Modified <i>See program 3.2.4.B (Tenant-Based Rental Assistance) in the 6th Cycle Housing Element.</i>
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	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



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Program Number	Name of Program	Objective	Accomplishments
			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. Continued Appropriateness: Modified <i>See program 3.2.4.C (Outreach and Education to Landlords) in the 6th Cycle Housing Element.</i>
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 thorough 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



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Program Number	Name of Program	Objective	Accomplishments
			<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 <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.	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. Continued Appropriateness: Continued <i>See program 3.2.6.A (Housing Resources Directory Update) in 6th Cycle Housing Element.</i>
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.	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



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Program Number	Name of Program	Objective	Accomplishments
			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. Continued Appropriateness: Removed
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	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 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. Continued Appropriateness: Removed
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.	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. 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. Continued Appropriateness: Continued



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Program Number	Name of Program	Objective	Accomplishments
			<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>
3.3.3	Farmworker Housing		
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farm worker housing projects.	HCDS did not actively participate in the implementation of this program due to funding constraints and low utilization rates. Continued Appropriateness: Replaced <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>
3.3.3.B	Farm worker Housing Outreach	Distribute farm worker housing information to the public through brochures and the County website.	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. Continued Appropriateness: Removed <i>This is the specific implementation requirement of a housing project and not a Housing Element program.</i>
3.3.3.C	Permit Process Streamlining	Implement streamlined permit process procedures for farm worker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farm worker housing inquiries and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right."	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. Continued Appropriateness: Removed <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</i>



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Program Number	Name of Program	Objective	Accomplishments
			<i>right where agricultural activities are permitted. Routine streamlining is not a specific Housing Element program.</i>
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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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.	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. Continued Appropriateness: Modified <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>
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.	HCDS continually updates its affordable housing list with interested nonprofits. Continued Appropriateness: Combined with 3.4.1.A
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	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. Continued Appropriateness: Combined with 3.4.1.A
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.	Between 2010 and 2019, the Home Repair Loan and Grant program assisted 282 households in the unincorporated area. Continued Appropriateness: Modified <i>See program 3.4.2.A (Single-Family Home Repair Program) in the 6th Cycle Housing Element.</i>



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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.	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. Continued Appropriateness: Removed
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.	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. Continued Appropriateness: Removed <i>This is not directly a housing program.</i>
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Between 2013 and 2019, HCDS held more than 12 meetings annually (between 26 and 37) in the following categories: ▪ 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 application,



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Program Number	Name of Program	Objective	Accomplishments
			prioritize projects, and develop the region's vision for ending homelessness (6-12 annually) HCDS also attended HOME participating city meetings and Fair Housing Resources Board meetings. Detailed meeting lists by year are as follows: ▪ 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, 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



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Program Number	Name of Program	Objective	Accomplishments
			Revitalization Committee meetings, and five HIV Housing Committee meetings. ▪ 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 Housing meetings; thirteen Revitalization Committee meetings; and five HIV Housing Committee meetings. Continued Appropriateness: Continued



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Program Number	Name of Program	Objective	Accomplishments
			<i>This is program 3.5.1.B (Neighborhood Committee Meetings) in the 6th Cycle Housing Element.</i>
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.	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. Continued Appropriateness: Completed and removed
3.4.5.B	Reasonable Accommodation	Make information on reasonable accommodation available to the public.	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 Continued Appropriateness: Completed and removed
3.4.6	Emergency Shelters and Transitional Housing		
3.4.6.A	Emergency Shelters	Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.	The 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. Continued Appropriateness: Modified <i>This specific program is completed. However, recent changes to state law necessitate a review of the Zoning Code regarding parking standards for 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>



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Program Number	Name of Program	Objective	Accomplishments
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>
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.	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. Continued Appropriateness: Removed <i>This is a routine function and not considered a Housing Element program.</i>



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Program Number	Name of Program	Objective	Accomplishments
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	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. Continued Appropriateness: Removed <i>Streamlining processing is a routine function and not considered a Housing Element program.</i>
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	When applicable, project applicants are required to provide a will-serve letter 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. Continued Appropriateness: Remove <i>This is reformatted as a policy in the 6th Cycle Housing Element.</i>
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.	The County continues to implement changes identified in the BPR study, which includes utilizing <i>CEQA Guidelines for Determining Significance</i> when reviewing projects. Continued Appropriateness: Removed <i>This is a routine function of PDS and not considered a Housing Element program.</i>
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	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.



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Program Number	Name of Program	Objective	Accomplishments
			Continued Appropriateness: Removed <i>This is a routine function of PDS and not considered a Housing Element program.</i>
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.	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: ▪ 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 Pre-Approved Plans and Program Development ▪ Property Condition Agreement (PCA) Ordinance Continued Appropriateness: Removed <i>This is a routine function of PDS and not considered a Housing Element program.</i>
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 3.1.1G. (Objective Standards) addresses this requirement.</i>
3.4.8	Housing Stock Conditions		



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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, 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. Continued Appropriateness: Continued <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>



6TH CYCLE HOUSING ELEMENT UPDATE
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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
3.5.1.B	Notification of Funding Opportunities	Notify nonprofit developers when funding is available.	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. 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. Continued Appropriateness: Continued <i>See program 3.2.3.A (Notice of Funding Availability) in the 6th Cycle Housing Element.</i>
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.	Between 2013 and 2019, HCDS held: ▪ 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;



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

Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			▪ 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. 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. Continued Appropriateness: Continued <i>See program 3.5.1.B (Community Meetings and Workshops) in the 6th Cycle Housing Element.</i>
3.5.1.D	Emergency/ Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	County Office of Emergency Services maintains a 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 Continued Appropriateness: Removed <i>This is not a housing program.</i>



6TH CYCLE HOUSING ELEMENT UPDATE
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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	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. Continued Appropriateness: Modified <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>
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	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. Continued Appropriateness: Modified <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>
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and website.	"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.



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			Continued Appropriateness: Modify and combine with 3.2.6.A <i>This can be incorporated into the program on Affirmatively Furthering Fair Housing (3.6).</i>
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.	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). Continued Appropriateness: Removed <i>The U.S. 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>
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.	The County assigned a housing coordinator whose duties include overseeing implementation of the Housing Element. Continued Appropriateness: Removed <i>This is a staffing arrangement and not a housing program.</i>
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>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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>
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCDS.	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. Continued Appropriateness: Modified <i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i>
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.	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. Continued Appropriateness: Modified <i>See program 3.1.1.G (Residential Sites Inventory Monitoring) in the 6th Cycle Housing Element.</i>
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.	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. Continued Appropriateness: Removed <i>This is a routine function and not considered a Housing Element program.</i>



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
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.	The County's Building Division maintains data and is able to develop reports to provide data for the General Plan Annual Progress Report. Continued Appropriateness: Removed <i>This is a routine function and not considered a Housing Element program.</i>
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the HE.	The County housing coordinator participated in the project to develop the design review checklists and was responsible for ensuring consistency with the Housing Element. Continued Appropriateness: Removed <i>This is a routine function and not considered a Housing Element program.</i>
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.	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 Continued Appropriateness: Removed <i>This is a routine function and not considered a Housing Element program.</i>
3.5.6	Support Improvements to Fire Protection Capacity		
3.5.6.A	Ignition-Resistive Construction Standards	Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events. A revised state code became effective in 2014, and the County will be revising the local code to be consistent with state code. 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



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Table D-1, continued

Program Number	Name of Program	Objective	Accomplishments
			revising the next edition of NFPA Standard 1144 Reducing Structure Ignition Hazards from Wildland 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. Continued Appropriateness: Removed <i>This is not considered a Housing Element program.</i>
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	In 2012, 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 Continued Appropriateness: Remove <i>This is not a housing program.</i>
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Generally, fire protection equipment in the unincorporated 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. Continued Appropriateness: Removed <i>This is not a housing program.</i>
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.	The housing coordinator reviews pending housing legislation and coordinates with SANDAG and the state on any proposed changes, when applicable. Continued Appropriateness: Removed <i>This is a routine staff function and not a Housing Element program.</i>



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Table 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 D-2: 5th Cycle RHNA Allocation by Income Category* shows the distribution of this regional share into four income categories.

Table 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 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 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



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were subtracted from the allocation for each income category to identify the remaining 5th Cycle RHNA obligation.

Table 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, 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



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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 Site 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 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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Appendix E: **General Plan Consistency**



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APPENDIX E ■ GENERAL PLAN CONSISTENCY**

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GENERAL PLAN CONSISTENCY

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

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



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APPENDIX E ■ GENERAL PLAN CONSISTENCY**

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Appendix F:
**Affordable Housing
Projects at Less Than
30 du/ac in San Diego**



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX F ■ AFFORDABLE HOUSING PROJECTS
AT LESS THAN 30 DU/AC IN SAN DIEGO**

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APPENDIX F ■ AFFORDABLE HOUSING PROJECTS AT LESS THAN 30 DU/AC IN SAN DIEGO

Table F-1: Density of Affordable Housing Projects in the San Diego Region

Affordability	Name	Address	City	Zip Code/ Community	Affordable Units	Actual/Max Density (du/acre)
Assisted Housing	Avocado Court	215 E El Norte Parkway	Escondido	92026	35	12.0
	Sunrise Place	1245 E Grand Ave.	Escondido	92027	8	23.9
	The Crossings at Escondido	735 Mission Grove Place	Escondido	92025	54	18.0
	The Crossings at Escondido Manor	1150-1166 N Escondido Blvd.	Escondido	92026	43	15.0
	Paradise Creek I	2120 Hoover Ave.	National City	91950	109	26.3
Very Low Income (55 units) Low Income (24 units)	Verbena	3774 Beyer Blvd.	San Diego	San Ysidro	79	9, 15
Very Low Income (35 units) Low Income (14 units)	Creekside Trails	2170 Coronado Ave.	San Diego	Otay Mesa- Nestor	49	15.0
Very Low Income (40 units) Low Income (37 units)	Mesa Commons	6470 El Cajon Blvd.	San Diego	College Area	77	15, 17
Very Low Income (4 units) Low Income (16 units)	Terramar Apartments	13481 Silver Ivy Ln.	San Diego	Rancho Peñasquitos	20	9, 22
Very Low Income (21 units) Low Income (174 units)	Cielo Carmel	6050 Camino San Fermin	San Diego	Pacific Highlands Ranch	195	22.0
Very Low Income (35 units) Low Income (14 units)	Riverwalk Apartments	1194 Hollister St.	San Diego	Otay Mesa- Nestor	49	25.0
Very Low Income (43 units) Low Income (8 units)	Vista Del	3934 Gamma St.	San Diego	Southeastern San Diego	51	29.0
Very Low Income (50 units)	San Ysidro Senior Village	517 W. San Ysidro Blvd.	San Diego	San Ysidro	50	29.0
Very Low Income (32 units) Low Income (105 units)	Paseo La Paz	160 W. Seaward Ave.	San Diego	San Ysidro	137	29.0



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APPENDIX F ■ AFFORDABLE HOUSING PROJECTS AT LESS THAN 30 DU/AC IN SAN DIEGO

Affordability	Name	Address	City	Zip Code/ Community	Affordable Units	Actual/Max Density (du/acre)
Very Low Income (32 units) Low Income (12 units)	El Pedregal	104 Averil Rd.	San Diego	San Ysidro	44	29.0
Very Low Income (28 units) Low Income (3 units)	Independence Point	327 S. Willie James Jones Ave.	San Diego	Encanto Neighborhoods	31	29.0
Very Low Income (9 units) Low Income (80 units)	Mesa Verde	7785 Mission Gorge Rd.	San Diego	Navajo	89	29.0
Very Low Income (42 units) Low Income (25 units)	Auburn Park	5135 University Ave.	San Diego	Mid-City: City Heights	67	29.0
Very Low Income (8 units) Low Income (69 units)	Luna	3877 Highlands Pl.	San Diego	Pacific Highlands Ranch	77	29.0
Very Low Income (23 units) Low Income (11 units)	Ouchi Courtyards	5003 Imperial Ave.	San Diego	Encanto Neighborhoods	34	29.0
TOTALS					1,298	



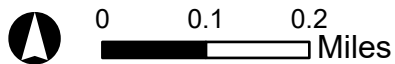
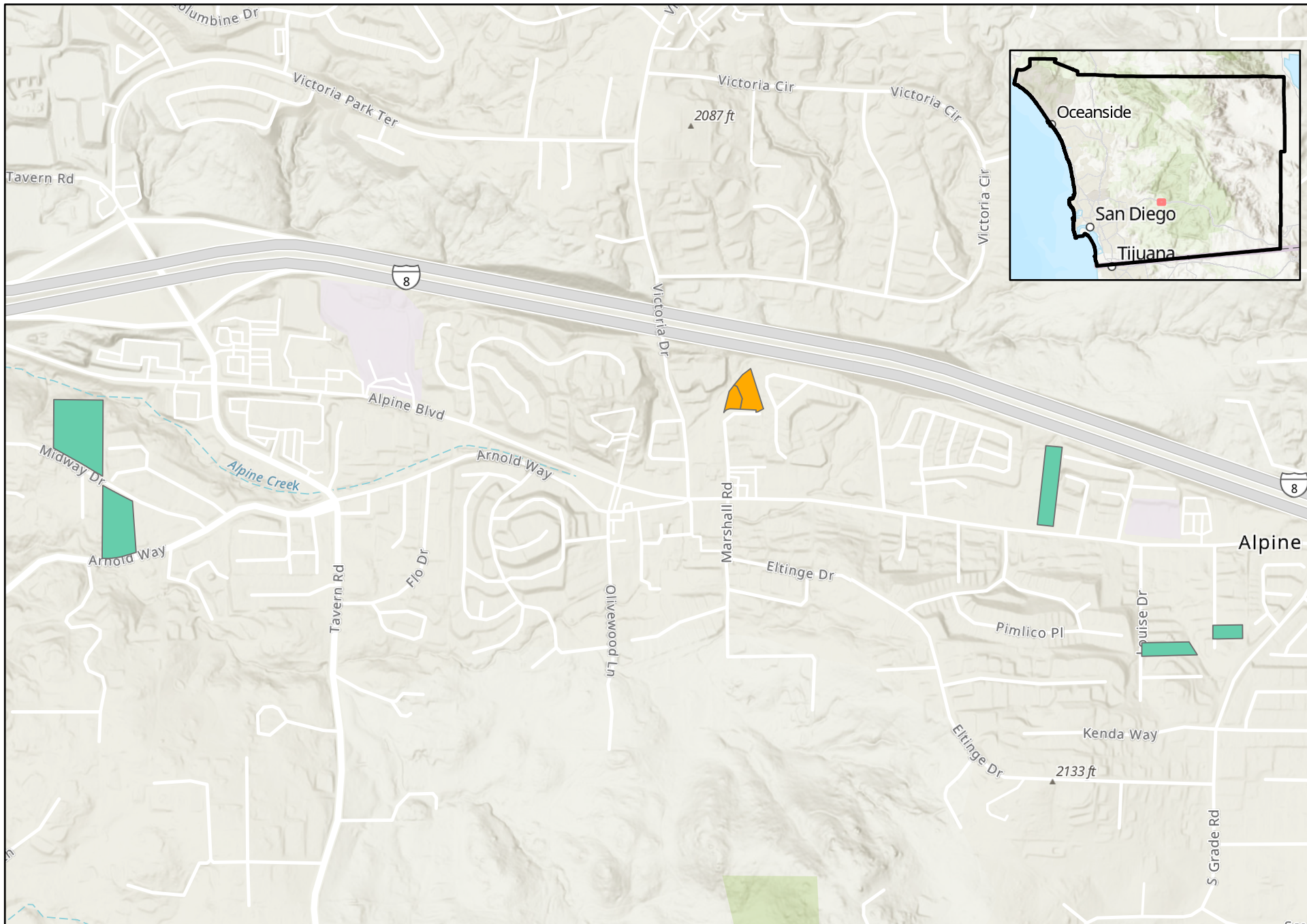
Appendix G:
**Maps of
RHNA Sites Inventory**



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX G ■ MAPS OF RHNA SITES INVENTORY**

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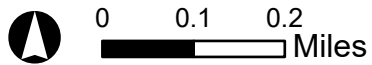
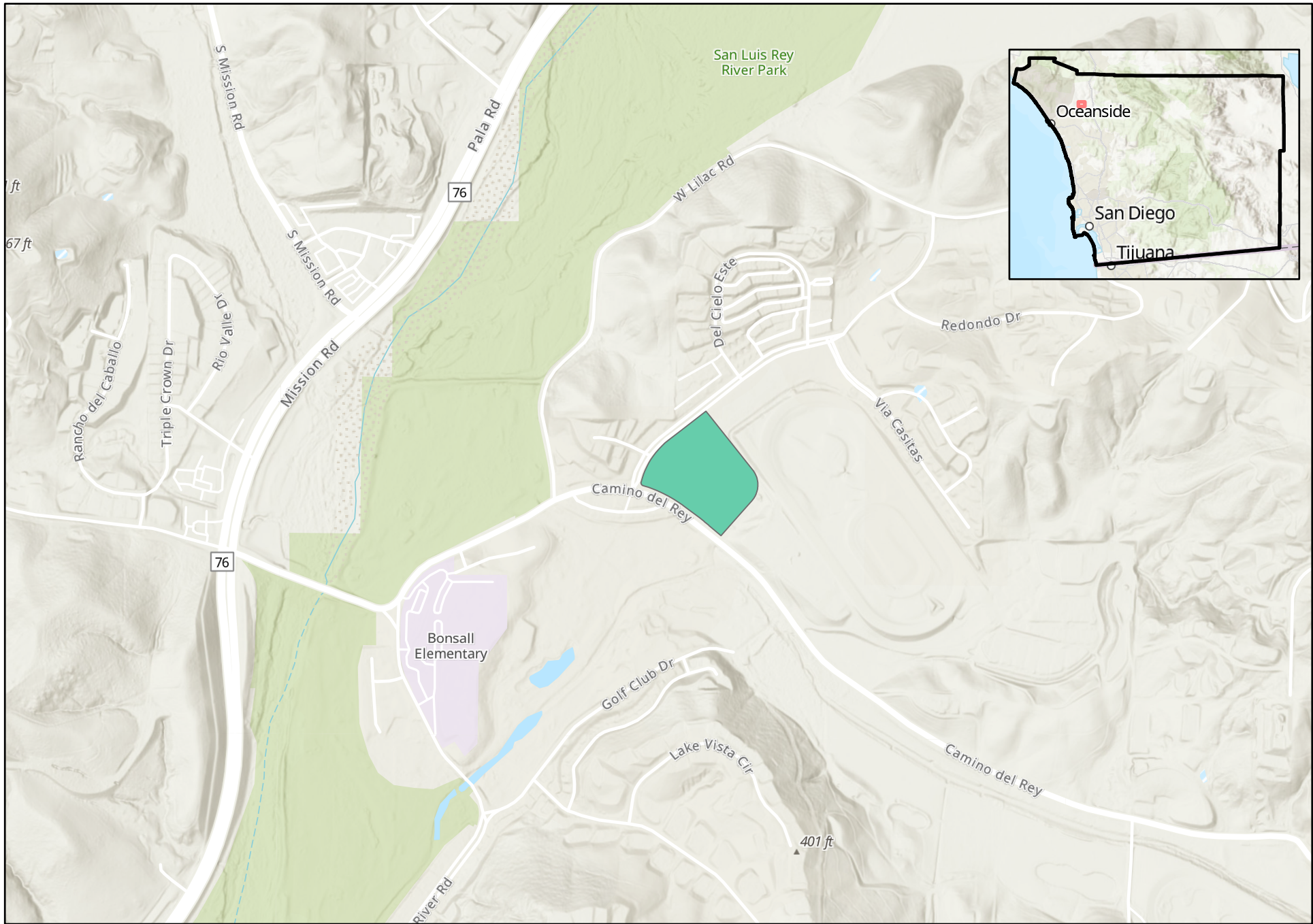
Very Low
 Low
 Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Alpine

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



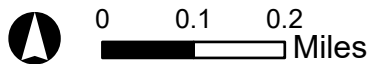
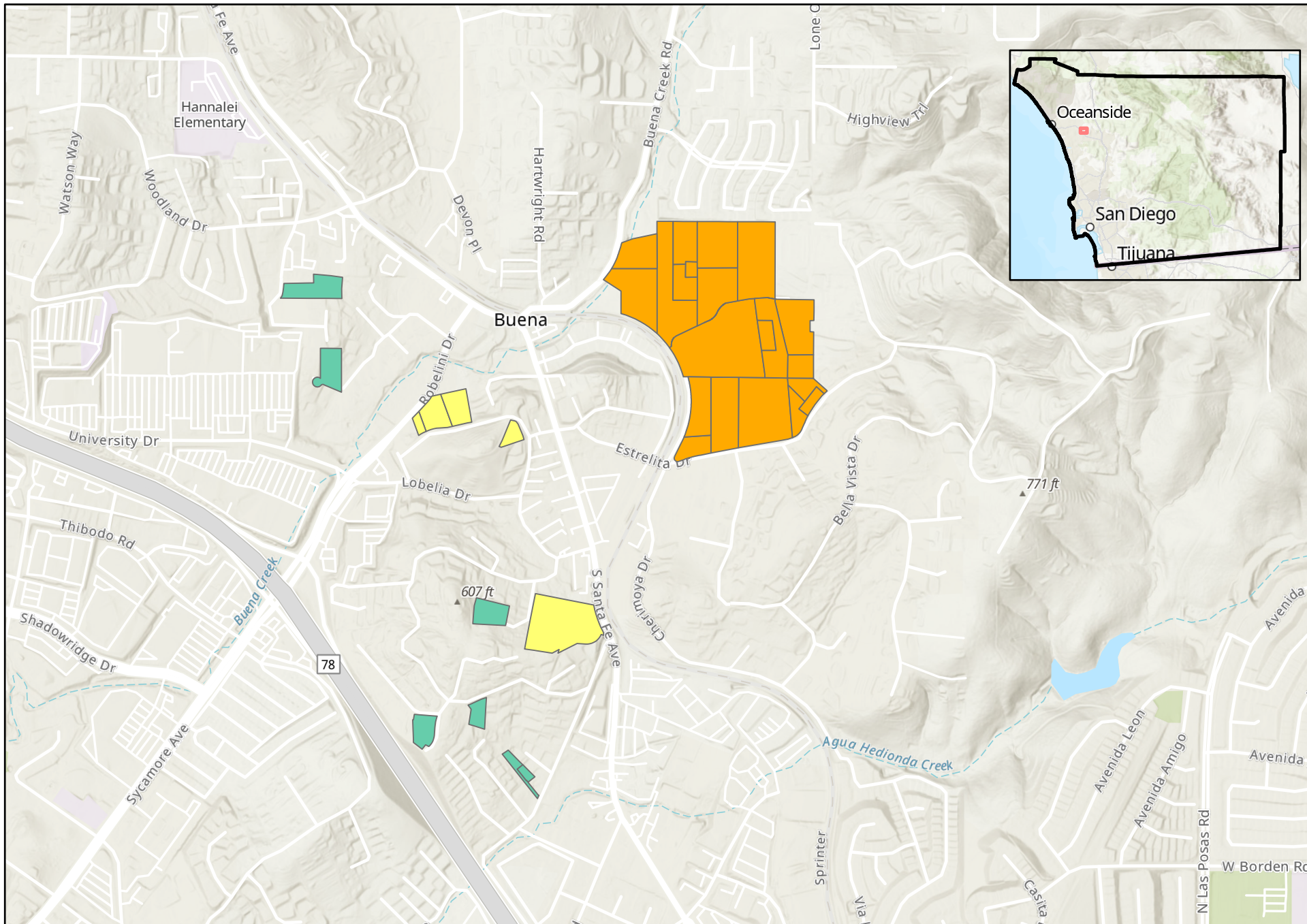
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Bonsall

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory

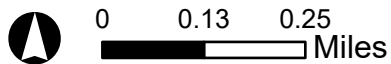
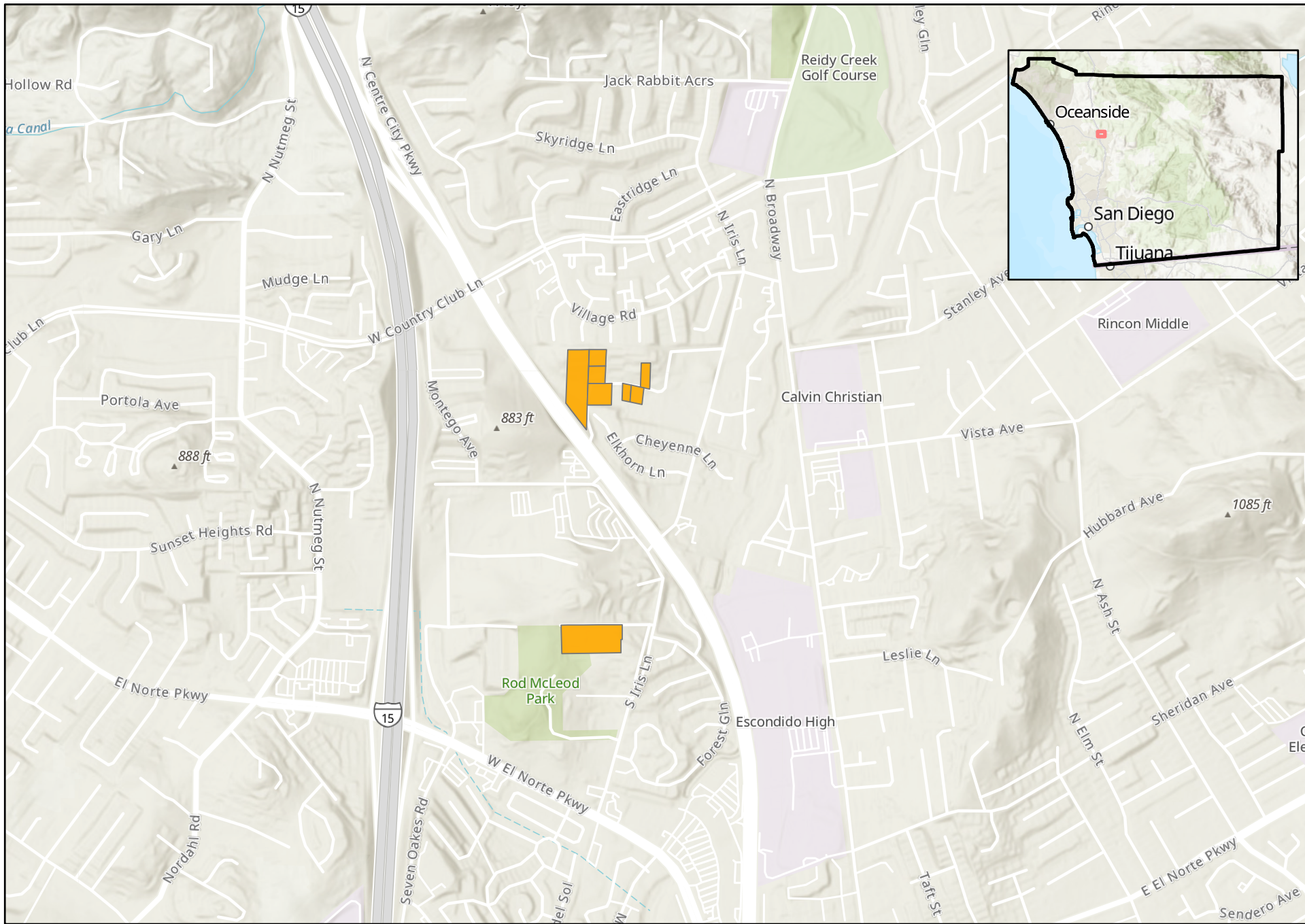


Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Buena Creek

RHNA Sites Inventory

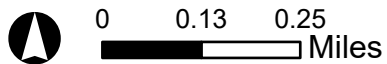
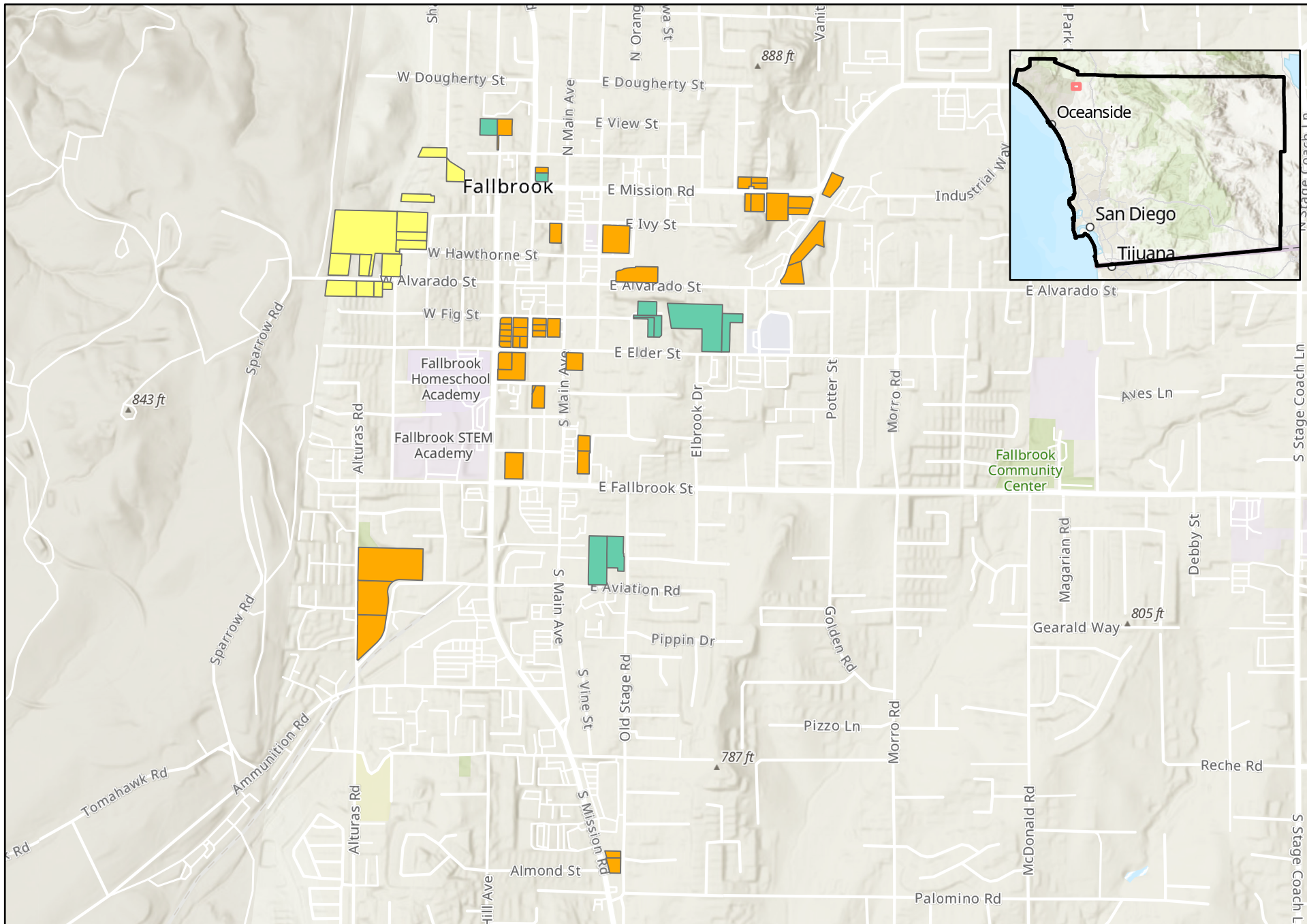


Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT Escondido Islands

Source: SanGIS, 2020; County of San Diego, 2020

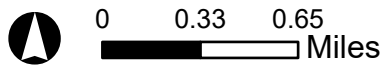
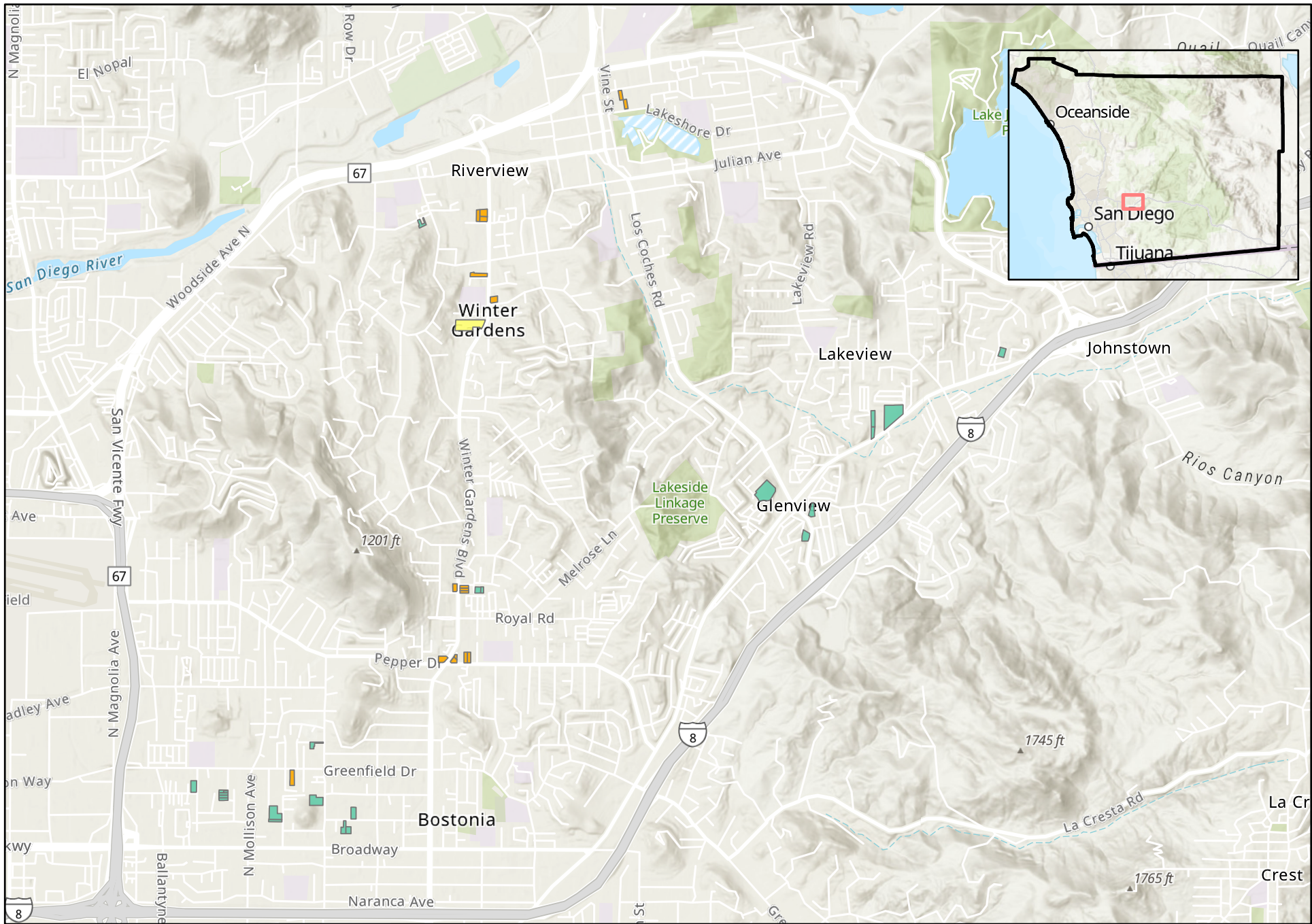
RHNA Sites Inventory



Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

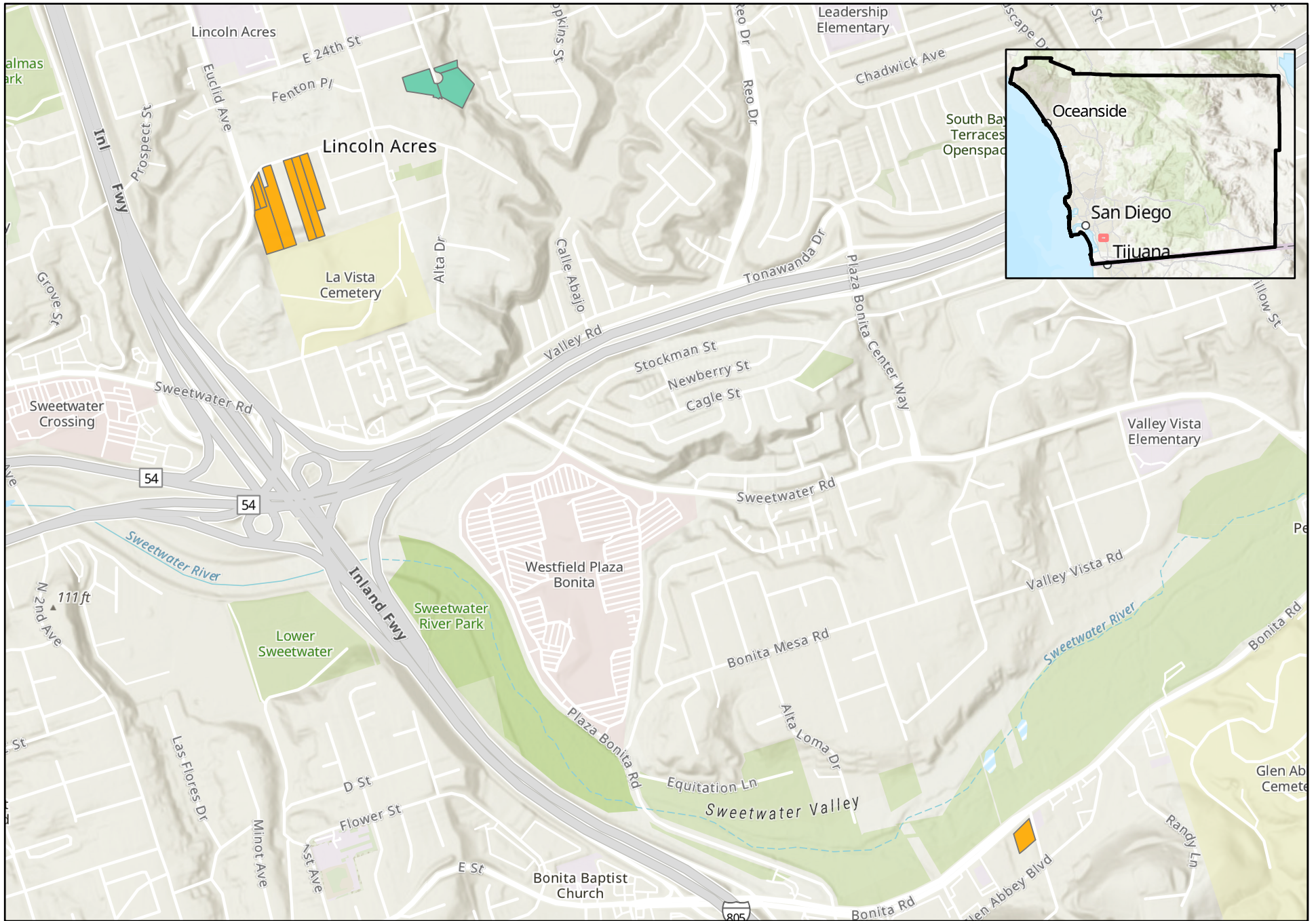
Fallbrook



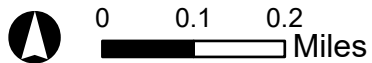
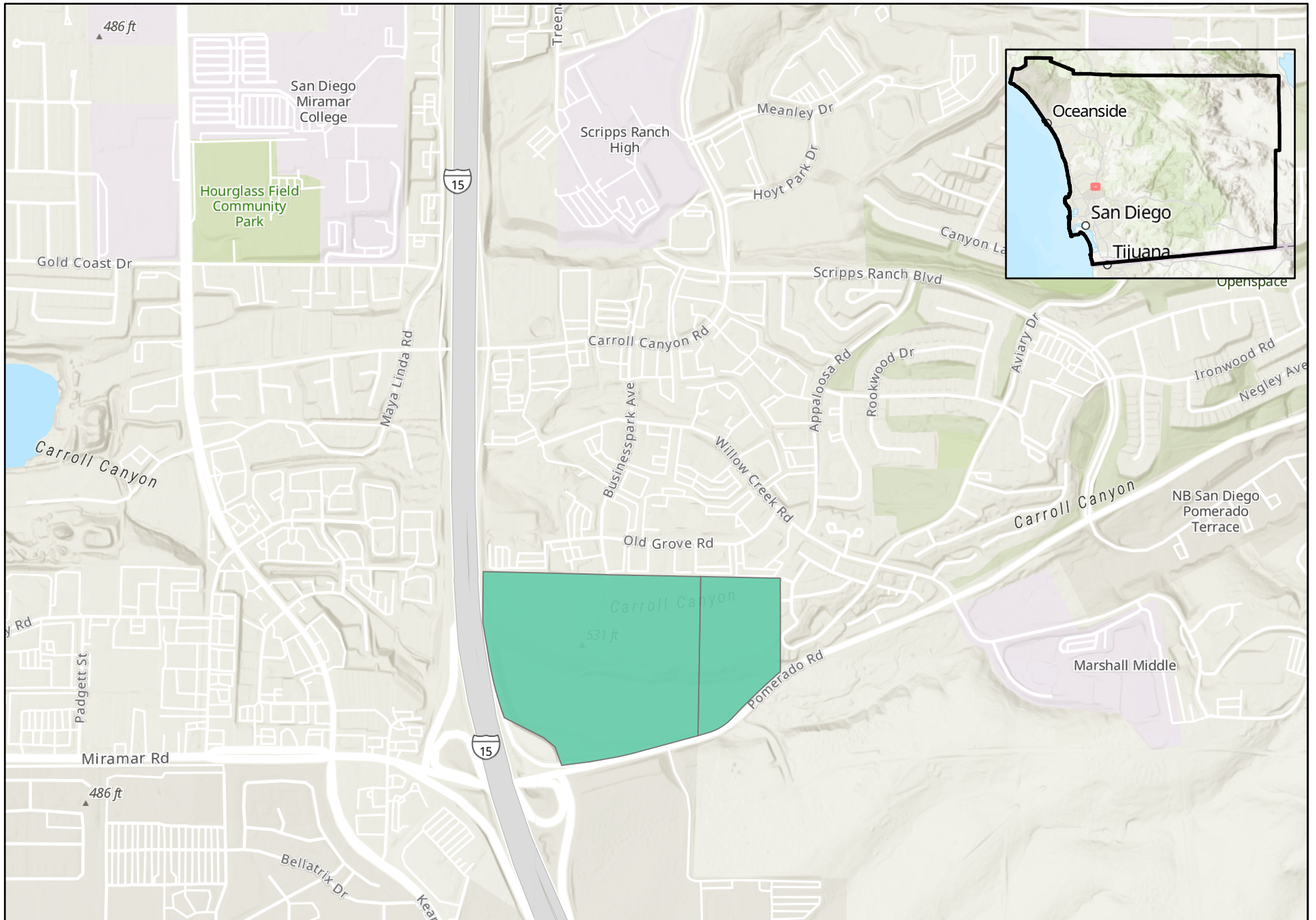
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Lakeside, Winter Gardens, Bostonia

Source: SanGIS, 2020; County of San Diego, 2020

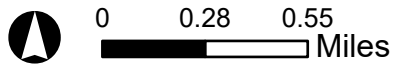
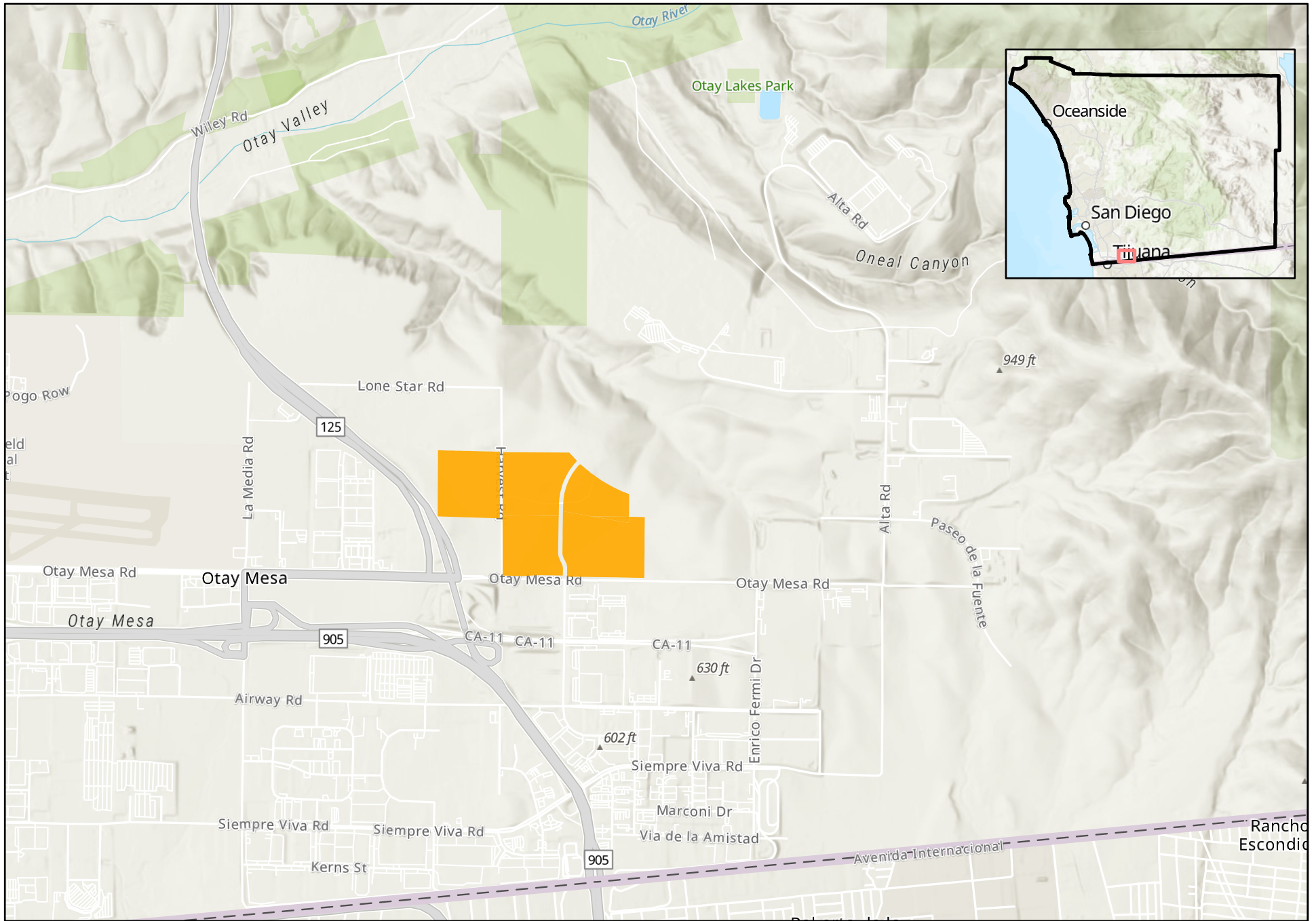


COUNTY OF SAN DIEGO, HOUSING ELEMENT
Lincoln Acres, Sweetwater



Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Miramar



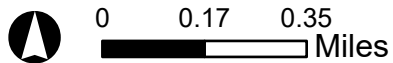
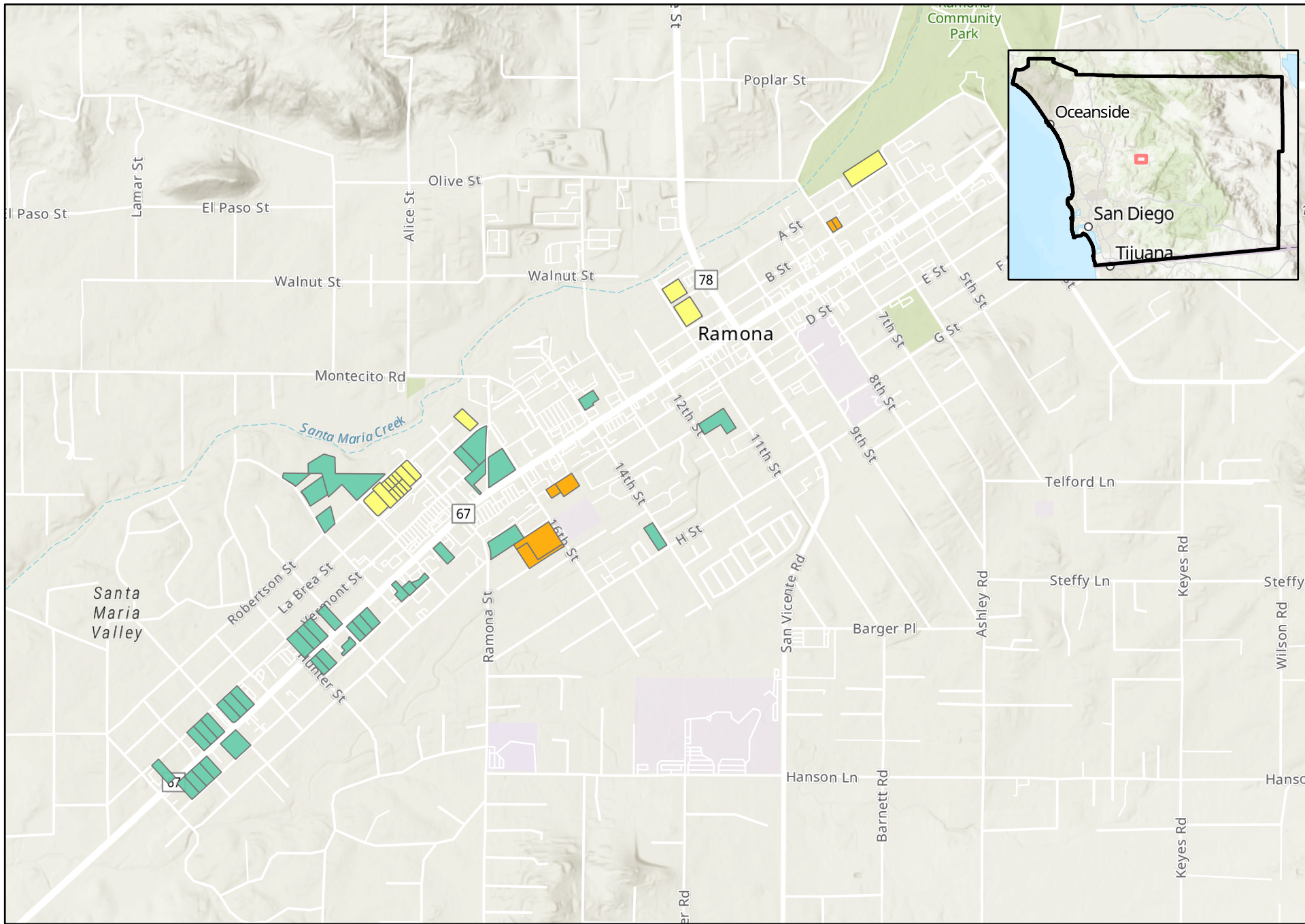
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Otay 250

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



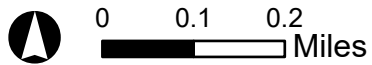
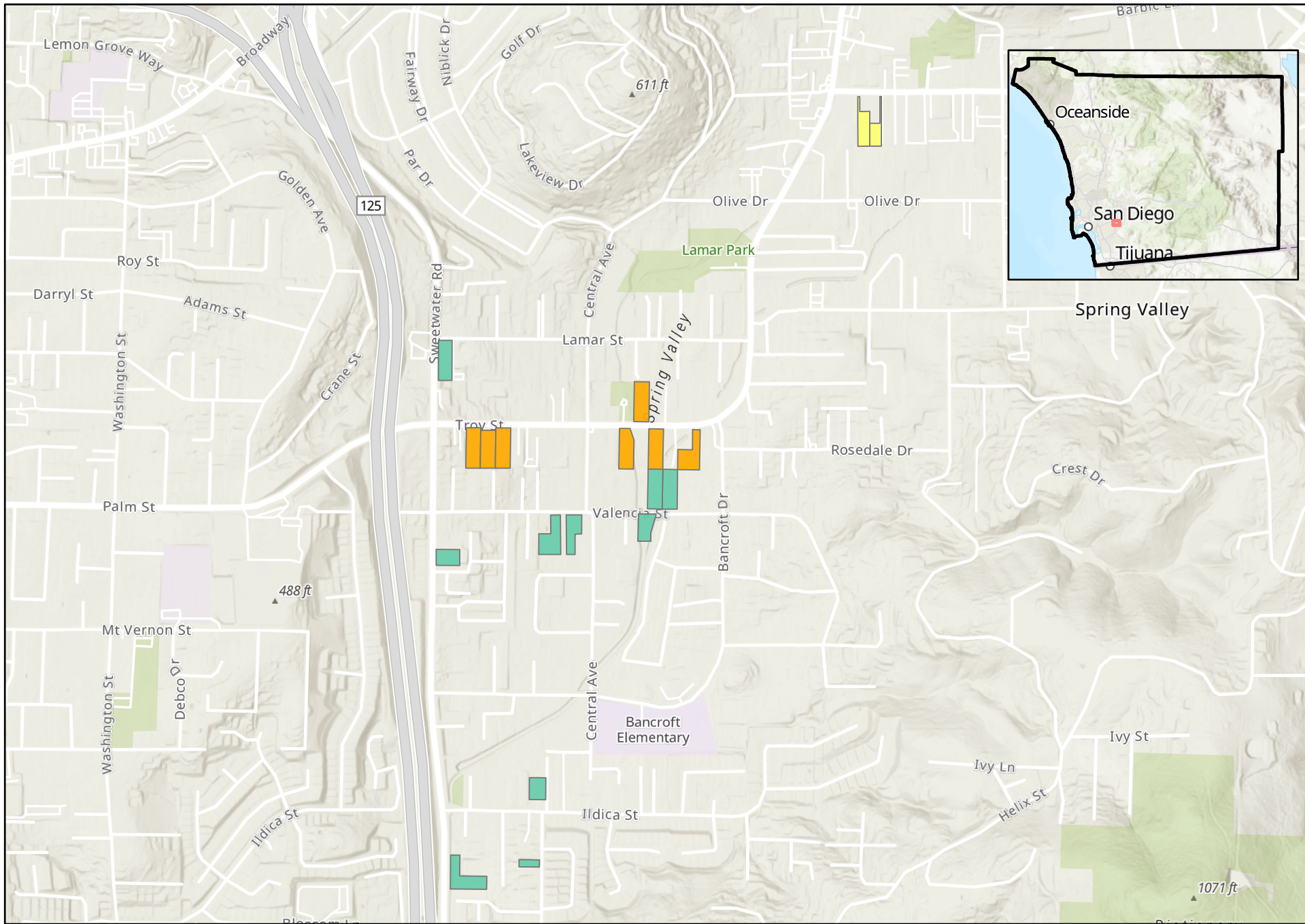
Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT

Ramona

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



Very Low Low Moderate

COUNTY OF SAN DIEGO, HOUSING ELEMENT
Spring Valley

Source: SanGIS, 2020; County of San Diego, 2020

RHNA Sites Inventory



Appendix H:
**Table of
RHNA Sites Inventory**



**6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY**

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6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
4032624500	648144	0		VILLAGE CORE MIXED USE	ALV1	24	Very Low	0.53	0	9	Office (Low-Rise)				Alpine
4033401500	647716	2115 ARNOLD WAY		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.75	0	9	Single Family Detached				Alpine
4032621400	240973	2262 ALPINE BLVD		VILLAGE CORE MIXED USE	ALV2	24	Very Low	0.72	1	4	Arterial Commercial	Yes	Yes		Alpine
4033805600	639831	0 TAVERN RD		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	9.93	0	139	Extractive Industry	Yes	Yes	Yes	Alpine
4033804900	639830	0 TAVERN RD		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	9.61	0	70	Extractive Industry	Yes	Yes	Yes	Alpine
4031910700	648872	0 SOUTH GRADE RD		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	3.95	0	35	Vacant and Undeveloped Land	Yes	Yes		Alpine
4033700400	648794	0 ARNOLD WAY		VILLAGE RESIDENTIAL (VR-10.9)	RS	10.9	Moderate	2.58	0	13	Vacant and Undeveloped Land	Yes	Yes		Alpine
4033200100	648227	0 ELTINGE DR		VILLAGE RESIDENTIAL (VR-15)	RS	15	Moderate	5.41	0	57	Vacant and Undeveloped Land	Yes	Yes	Yes	Alpine
4033801400	639826	0 TAVERN RD		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	2.62	0	27	Extractive Industry	Yes	Yes		Alpine
4040320500	365413	1455 ROCK TER		VILLAGE RESIDENTIAL (VR-15)	RS	15	Moderate	0.52	1	5	Single Family Detached				Alpine
4033500200	330062	1528 OLIVEWOOD LN		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.52	2	14	Spaced Rural Residential	Yes	Yes		Alpine
4033312600	281547	1479 LOUISE DR		VILLAGE RESIDENTIAL (VR-15)	RS	15	Moderate	0.88	1	8	Single Family Detached				Alpine
4033101000	241028	2612 HIGHWAY 80		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.67	1	8	Single Family Detached				Alpine
4032920300	240984	2351 ALPINE BLVD		VILLAGE RESIDENTIAL (VR-15)	RS	15	Moderate	2.08	1	11	Vacant and Undeveloped Land	Yes	Yes	Yes	Alpine
4032502800	719037	2038 ALPINE BLVD	R	VILLAGE CORE MIXED USE	ALV2	24	Very Low	0.61	1	0	Arterial Commercial				Alpine
4032502900	647534	2054 ALPINE BLVD	R	VILLAGE CORE MIXED USE	ALV1	24	Very Low	1.24	1	20	Single Family Detached	Yes	Yes		Alpine
4032623300	648141	1248 MARSHALL RD	S	VILLAGE RESIDENTIAL (VR-24)	RV	24	Very Low	0.38	1	5	Single Family Detached				Alpine
4032623200	200888	1242 MARSHALL RD	S	VILLAGE RESIDENTIAL (VR-24)	RV	24	Very Low	0.89	1	14	Single Family Detached				Alpine
1270102200	694801	0 CAMINO DEL CIELO		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.42	0	15	Vacant and Undeveloped Land			Yes	Bonsall



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1260606100	692820	0 CAMINO DEL REY		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	13.22	0	139	Vacant and Undeveloped Land	Yes	Yes		Bonsall
5640401400	362709	2644 RIDGEWAY DR		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.02	1	16	Single Family Detached	Yes	Yes	Yes	County Islands
5640400900	362708	2628 RIDGEWAY DR		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.43	2	22	Single Family Multiple-Units	Yes	Yes	Yes	County Islands
5640400800	362707	2618 RIDGEWAY DR		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.43	1	23	Spaced Rural Residential	Yes	Yes	Yes	County Islands
5640400500	362705	2560 RIDGEWAY DR		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	2.09	1	34	Spaced Rural Residential	Yes	Yes	Yes	County Islands
3630600200	4757	10168 CAMINITO NUEZ		VILLAGE RESIDENTIAL (VR-20)	RU	20	Moderate	60.22	1	354	Other Recreation - High	Yes	Yes	Yes	County Islands
3630710100	4756	0 POMERADO RD		VILLAGE RESIDENTIAL (VR-20)	RU	20	Moderate	17.79	6	188	Other Recreation - High	Yes	Yes	Yes	County Islands
5640722900	5284459	2466 VAN NESS AVE	AA	VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.35	1	12	Light Industry - General				County Islands
5640801500	716978	2473 VAN NESS AVE	AA	VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.31	0	3	Light Industry - General				County Islands
5640801400	409222	2495 VAN NESS AVE	AA	VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.86	1	19	Light Industry - General				County Islands
5640402300	716893	0	Z	VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.19	0	3	Vacant and Undeveloped Land				County Islands
5640402100	362710	2542 RIDGEWAY DR	Z	VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.82	1	30	Single Family Detached	Yes	Yes	Yes	County Islands
5640400200	362703	2532 RIDGEWAY DR	Z	VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.39	1	6	Single Family Detached	Yes	Yes	Yes	County Islands
1040552200	5345206	312 S MAIN AVE		VILLAGE CORE MIXED USE	FBV4	24	Very Low	0.63	1	8	Service Station				Fallbrook
1058100400	747709	0 ALVARADO ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.82	0	14	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1031013000	746112	352 W DOUGHERTY ST		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.64	1	10	Single Family Detached				Fallbrook
1031012900	746110	310 W DOUGHERTY ST		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.95	1	15	Single Family Detached				Fallbrook
1032630600	286363	200 N MAIN AVE		VILLAGE CORE MIXED USE	FBV1	24	Very Low	0.51	1	6	Arterial Commercial				Fallbrook
1032231200	285669	215 S MAIN AVE		VILLAGE CORE MIXED USE	FBV1	24	Very Low	0.51	1	6	Arterial Commercial				Fallbrook



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1031110200	256074	247 W KALMIA ST		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.59	1	11	Single Family Detached				Fallbrook
1032320500	226209	215 E IVY ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.63	1	26	Other Retail Trade and Strip Commercial				Fallbrook
1040510300	178686	236 W ELDER ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.51	1	8	Light Industry - General	Yes	Yes	Yes	Fallbrook
1040510200	134767	202 W COLLEGE ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.13	0	19	Light Industry - General				Fallbrook
1040641000	73425	215 W FALLBROOK ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.05	1	17	Light Industry - General				Fallbrook
1032333100	64899	300 E ALVARADO ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.34	1	21	Light Industry - General				Fallbrook
1041000900	64488	0 ALTURAS ST		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	4.61	0	77	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1041000800	64487	545 W AVIATION RD		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	2.30	1	38	Spaced Rural Residential	Yes	Yes	Yes	Fallbrook
1055401900	35170	733 E MISSION RD		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.30	1	21	Other Retail Trade and Strip Commercial				Fallbrook
1055407600	35148	805 E MISSION RD		VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.60	1	9	Other Retail Trade and Strip Commercial				Fallbrook
1058100600	16906	0 ALVARADO ST		VILLAGE CORE MIXED USE	FBV3	24	Very Low	1.35	0	23	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1041610100	1913	0 ALTURAS ST		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.98	0	33	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1031015500	5339106	0 ROSVALL DR		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.67	0	9	Vacant and Undeveloped Land				Fallbrook
1033005700	5316782	0 ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.59	0	8	Vacant and Undeveloped Land				Fallbrook
1031015100	5206915	264 WISCONSIN AVE		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.58	0	8	Vacant and Undeveloped Land				Fallbrook
1031011000	746123	490 ROSVALL DR		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.57	1	7	Single Family Detached				Fallbrook
1033100900	424487	202 N WISCONSIN AVE		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.60	1	7	Single Family Detached				Fallbrook
1033100800	424486	220 N WISCONSIN ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.57	1	7	Single Family Detached				Fallbrook
1033100700	424485	232 N WISCONSIN ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	1.34	1	18	Single Family Detached	Yes	Yes	Yes	Fallbrook



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1033100400	65091	645 W ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.51	1	6	Spaced Rural Residential				Fallbrook
1033100200	65089	733 W ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.97	1	13	Spaced Rural Residential				Fallbrook
1033100100	65088	639 W ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	6.26	1	86	Spaced Rural Residential	Yes	Yes	Yes	Fallbrook
1033100600	1954	0 W ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.95	0	13	Vacant and Undeveloped Land				Fallbrook
1033002500	1952	0 W ALVARADO ST		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	1.06	0	15	Vacant and Undeveloped Land				Fallbrook
1031013300	746114	502 N HILL AVE		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.62	1	6	Single Family Detached				Fallbrook
1032462800	178620	502 E ELDER ST		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	3.88	0	41	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1041321400	78872	218 E AVIATION RD		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.95	2	18	Single Family Multiple-Units	Yes	Yes	Yes	Fallbrook
1041324900	8966	228 E AVIATION RD		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.21	0	13	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1032421300	5511	0 FIG ST		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.57	0	6	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1032461700	4996	0 E ELDER ST		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.92	0	10	Vacant and Undeveloped Land	Yes	Yes	Yes	Fallbrook
1031820900	300870	0 MISSION RD	A	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.32	0	5	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1031820500	35150	0 MISSION RD	A	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.19	0	3	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1031820600	503	0 MISSION RD	A	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.20	0	3	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1040530900	134772	124 W COLLEGE ST	AB	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.58	1	9	Other Retail Trade and Strip Commercial				Fallbrook
1040530100	9550	0 S PICO AVE	AB	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.03	0	1	Other Retail Trade and Strip Commercial				Fallbrook
1031830600	35151	625 E MISSION RD	B	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.52	1	8	Other Retail Trade and Strip Commercial				Fallbrook
1031831000	504	0 MISSION RD	B	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.24	0	4	Surface Parking Lot				Fallbrook
1055402100	620495	739 E MISSION RD	C	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.31	0	5	Other Retail Trade and Strip Commercial				Fallbrook



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1055402200	35171	739 E MISSION RD	C	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.60	1	9	Other Retail Trade and Strip Commercial				Fallbrook
1031320300	12908	111 W MISSION RD	D	VILLAGE CORE MIXED USE	FBV2	24	Very Low	0.16	1	1	Parking Lot - Surface				Fallbrook
1031321000	7209	0 MISSION RD	D	VILLAGE CORE MIXED USE	FBV2	24	Moderate	0.24	0	3	Parking Lot - Surface				Fallbrook
1033005300	5285008	0 SUMMIT AVE	E	VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.15	0	2	Vacant and Undeveloped Land				Fallbrook
1033005800	5237756	0 ALVARADO ST	E	VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.30	0	4	Vacant and Undeveloped Land				Fallbrook
1032221100	193289	230 W FIG ST	F	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.15	0	3	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1032222000	178677	0 W ELDER ST	F	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.15	1	1	Single Family Detached	Yes	Yes		Fallbrook
1032221400	147451	212 S MISSION RD	F	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.15	0	2	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1032221600	4315	0 MISSION RD	F	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.15	0	3	Vacant and Undeveloped Land	Yes	Yes		Fallbrook
1032221800	4314	0 MISSION RD	F	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.14	0	2	Arterial Commercial	Yes	Yes		Fallbrook
1032220700	347877	0	G	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.28	0	5	Surface Parking Lot				Fallbrook
1032221000	193288	218 W FIG ST	G	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.32	1	4	Arterial Commercial				Fallbrook
1032222400	178679	0 W ELDER ST	G	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.19	0	3	Automobile Dealership				Fallbrook
1032222300	178678	213 W ELDER ST	G	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.18	1	2	Single Family Detached				Fallbrook
1032230300	347879	0 S PICO AVE	H	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.18	0	3	Single Family Detached				Fallbrook
1032230200	347878	214 S PICO AVE	H	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.17	2	1	Single Family Multiple-Units				Fallbrook
1032230100	9553	0 S PICO AVE	H	VILLAGE CORE MIXED USE	FBV3	24	Very Low	0.19	0	3	Vacant and Undeveloped Land				Fallbrook
1032430700	331404	0 FIG ST	I	VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.31	0	3	Vacant and Undeveloped Land				Fallbrook
1032430800	9062	0 FIG ST	I	VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.45	0	5	Vacant and Undeveloped Land				Fallbrook



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1040653500	11312	0 MAIN AVE	J	VILLAGE CORE MIXED USE	FBV4	24	Very Low	0.42	0	6	Other Retail Trade and Strip Commercial				Fallbrook
1040652100	11311	0 MAIN AVE	J	VILLAGE CORE MIXED USE	FBV4	24	Very Low	0.60	0	9	Other Retail Trade and Strip Commercial				Fallbrook
1042011200	5259755	0 MISSION RD	K	GENERAL COMMERCIAL	C36	40	Very Low	0.42	0	10	Surface Parking Lot				Fallbrook
1042011600	147421	1452 MISSION RD	K	GENERAL COMMERCIAL	C36	40	Very Low	0.22	0	5	Arterial Commercial				Fallbrook
3943403900	715184	0 ROCKCREST RD		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.67	0	11	Agriculture	Yes	Yes	Yes	Lakeside
3822906300	424097	9414 WINTER GARDENS BLVD		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.94	1	15	Single Family Detached				Lakeside
3885521000	423998	8206 WINTER GARDENS BLVD		GENERAL COMMERCIAL	C36	40	Very Low	0.50	1	11	Other Retail Trade and Strip Commercial				Lakeside
3882502700	423922	7908 WINTER GARDENS BLVD		GENERAL COMMERCIAL	C36	40	Very Low	0.73	0	18	Service Station				Lakeside
3882603200	346093	1332 PEPPER DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.55	1	10	Single Family Detached				Lakeside
3882603300	346075	1322 E PEPPER DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.54	3	8	Single Family Multiple-Units				Lakeside
3940640700	271365	12557 LAUREL ST		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.51	1	10	Single Family Detached				Lakeside
3940641100	267933	12562 LAKESHORE DR		VILLAGE RESIDENTIAL (VR-30)	C36	30	Very Low	0.50	0	9	Neighborhood Shopping Center				Lakeside
4840918100	216380	1015 GREENFIELD DR		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	1.02	0	17	Other Retail Trade and Strip Commercial				Lakeside
3821915600	5366208	9202 WINTER GARDENS BLVD		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	4.19	0	45	Vacant and Undeveloped Land	Yes			Lakeside
3972903800	5317287	13288 HIGHWAY 80		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	4.20	2	42	Spaced Rural Residential	Yes	Yes		Lakeside
3982100300	712799	13586 HIGHWAY 8 BUSINESS		GENERAL COMMERCIAL	C34	13.5	Moderate	4.86	1	45	Spaced Rural Residential				Lakeside
3971403300	712788	13528 HIGHWAY 80		VILLAGE RESIDENTIAL (VR-15)	C36	15	Moderate	0.98	1	8	Single Family Detached				Lakeside
4841832700	700571	0 SUMNER AVE		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.55	0	6	Vacant and Undeveloped Land	Yes	Yes	Yes	Lakeside
3971403400	682910	13518 HIGHWAY 80		VILLAGE RESIDENTIAL (VR-15)	C36	15	Moderate	0.59	0	5	Arterial Commercial				Lakeside
3983300200	669757	13810 E HIGHWAY 8		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.80	1	7	Single Family Detached				Lakeside



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APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
3822426700	418247	11843 WATERHILL RD		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.57	1	5	Single Family Detached				Lakeside
4831010800	412676	1206 VICTOR AVE		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.01	0	11	Vacant and Undeveloped Land	Yes	Yes		Lakeside
4841831200	392171	1137 SUMNER AVE		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.73	1	7	Single Family Multiple-Units	Yes			Lakeside
4841022700	392163	1152 SUMNER AVE		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.90	1	8	Single Family Detached	Yes			Lakeside
4003700200	280809	13333 LOS COCHES RD E		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.90	1	8	Single Family Detached				Lakeside
4003702600	111060	8453 HOLSO FAR RD		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.01	1	10	Single Family Detached				Lakeside
4840122700	24330	1428 N 1ST ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.59	1	5	Single Family Detached				Lakeside
4840922100	24309	1140 N 1ST ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.86	1	19	Single Family Detached	Yes			Lakeside
3822305900	424110	9614 WINTER GARDENS BLVD	T	GENERAL COMMERCIAL	C34	29	Very Low	0.81	1	15	Office (Low-Rise)				Lakeside
3822305800	424109	9606 WINTER GARDENS BLVD	T	GENERAL COMMERCIAL	C34	29	Very Low	0.58	1	11	Service Station				Lakeside
3822305700	424108	9610 WINTER GARDENS BLVD	T	GENERAL COMMERCIAL	C34	29	Very Low	0.62	1	12	Office (Low-Rise)				Lakeside
4831401400	715526	0 PIERRE WAY	U	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.34	0	4	Vacant and Undeveloped Land	Yes	Yes	Yes	Lakeside
4831401200	715524	0 PIERRE WAY	U	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.23	0	2	Vacant and Undeveloped Land				Lakeside
4831401300	594576	1222 PIERRE WAY	U	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.14	1	0	Single Family Detached				Lakeside
4831401000	594575	1210 PIERRE WAY	U	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.36	1	3	Single Family Detached				Lakeside
4831400900	594574	1216 PIERRE WAY	U	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.35	1	3	Single Family Detached				Lakeside
4842910100	697388	0 ANZA ST	V	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.45	0	5	Vacant and Undeveloped Land	Yes	Yes	Yes	Lakeside
4840923300	68842	1104 N ANZA ST	V	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	2.13	2	20	Single Family Multiple-Units	Yes	Yes	Yes	Lakeside
3885521900	424001	8201 WINTER GARDENS BLVD	W	GENERAL COMMERCIAL	C36	40	Very Low	0.30	1	6	Other Retail Trade and Strip Commercial				Lakeside



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APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
3885521800	424000	8203 WINTER GARDENS BLVD	W	GENERAL COMMERCIAL	C36	40	Very Low	0.33	1	7	Other Retail Trade and Strip Commercial				Lakeside
3885521700	423999	8215 WINTER GARDENS BLVD	W	GENERAL COMMERCIAL	C36	40	Very Low	0.36	1	8	Other Retail Trade and Strip Commercial				Lakeside
3885523500	694574	0	X	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.27	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Lakeside
3885523400	276116	8202 LINDEN RD	X	VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.52	1	4	Warehousing	Yes			Lakeside
3882501000	423920	7921 WINTER GARDENS BLVD	Y	GENERAL COMMERCIAL	C36	40	Very Low	0.41	0	10	Other Retail Trade and Strip Commercial				Lakeside
3882500900	423919	7931 WINTER GARDENS BLVD	Y	GENERAL COMMERCIAL	C36	40	Very Low	0.16	0	4	Other Retail Trade and Strip Commercial				Lakeside
2263804400	716767	1791 S IRIS LN		VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	3.57	1	59	Spaced Rural Residential				North County Metro
2243101500	701184	0 ROBIN HILL LN	AC	VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	0.45	0	7	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
2243101400	701181	0 ROBIN HILL LN	AC	VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	0.30	0	5	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
2243103500	701123	528 ROBIN HILL LN		VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	0.61	1	9	Single Family Detached				North County Metro
2243101100	701112	0 ROBIN HILL LN	AC	VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	0.49	0	8	Single Family Detached			Yes	North County Metro
2243103400	701062	520 ROBIN HILL LN		VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	0.59	1	9	Single Family Detached				North County Metro
1841620200	668620	0		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	2.00	0	2	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
1841814200	668066	0		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	5.07	0	106	Intensive Agriculture	Yes	Yes	Yes	North County Metro
1841813100	668064	0 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	1.00	0	21	Agriculture	Yes	Yes	Yes	North County Metro
1841814300	668063	2106 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	2.34	1	48	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841814400	668062	1940 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.74	1	15	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841810100	668060	262 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	2.11	0	44	Intensive Agriculture	Yes	Yes	Yes	North County Metro
1841810200	668059	0 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	1.10	0	23	Agriculture	Yes	Yes	Yes	North County Metro



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APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
1841812700	412766	1932 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	3.11	1	64	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841812300	412763	1927 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	1.68	1	34	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841813000	412762	2028 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	2.93	1	61	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841812800	412761	2022 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	4.81	1	100	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841812600	412760	2018 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	2.97	1	61	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841813300	412758	2102 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	8.86	1	185	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841812200	412757	2103 VICTORY DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	4.46	1	86	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
2243103600	245948	545 ROBIN HILL LN		VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	1.09	1	17	Spaced Rural Residential	Yes	Yes		North County Metro
2243103300	245947	538 ROBIN HILL LN		VILLAGE RESIDENTIAL (VR-24)	RS	24	Very Low	3.02	2	49	Spaced Rural Residential	Yes	Yes		North County Metro
1841810300	184744	262 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	3.36	1	69	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841813600	184732	360 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.90	1	18	Single Family Detached	Yes	Yes	Yes	North County Metro
1841810400	184729	340 ESTRELITA DR		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	5.64	1	117	Intensive Agriculture	Yes	Yes	Yes	North County Metro
1841620300	57650	1971 BUENA CREEK RD		VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	3.61	1	43	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841221100	665558	0		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.59	0	8	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
1841211400	364644	230 ROBELINI DR	AD	VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.27	1	3	Single Family Detached	Yes	Yes	Yes	North County Metro
1841214000	353291	2144 PRIMROSE AVE		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	1.28	1	17	Single Family Detached	Yes	Yes	Yes	North County Metro
1841213900	353290	2140 PRIMROSE AVE	AD	VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	1.28	1	17	Single Family Detached	Yes	Yes	Yes	North County Metro
2170820800	95114	2357 S SANTA FE AVE		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	5.54	0	76	Field Crops	Yes	Yes	Yes	North County Metro
1832112800	747578	0		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.49	0	16	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro



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APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
2170743800	745740	427 PLUMOSA AVE		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.09	0	11	Single Family Detached	Yes	Yes		North County Metro
2170933400	691363	0 POINSETTIA AVE		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.23	0	2	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
2170812400	683260	0 PRIMROSE AVE		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.30	0	14	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
2170920800	682974	0		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.68	0	7	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
2170933500	682401	0 POINSETTIA AVE		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	0.44	0	5	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
1831511000	68271	1864 ANNA LN		VILLAGE RESIDENTIAL (VR-15)	RU	15	Moderate	1.85	1	18	Single Family Detached	Yes	Yes		North County Metro
1841812500	412765	1935 VICTORY DR	L	VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.30	1	5	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841812400	412764	1947 VICTORY DR	L	VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	1.21	1	24	Spaced Rural Residential	Yes	Yes	Yes	North County Metro
1841813500	668061	0 ESTRELITA DR	M	VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.80	0	17	Vacant and Undeveloped Land	Yes	Yes	Yes	North County Metro
1841813400	184731	402 ESTRELITA DR	M	VILLAGE RESIDENTIAL (VR-30)	RU	30	Very Low	0.48	1	9	Single Family Detached	Yes	Yes	Yes	North County Metro
2822616200	692710	0 16TH ST		VILLAGE RESIDENTIAL (VR-24)	RMV4	24	Very Low	1.47	0	20	Field Crops	Yes	Yes	Yes	Ramona
2822616000	35952	521 16TH ST		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	3.40	0	57	Field Crops	Yes	Yes	Yes	Ramona
2821301400	5384040	1853 LA BREA ST		VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	1.05	1	12	Spaced Rural Residential				Ramona
2811601600	5368992	1619 LA BREA ST		VILLAGE RESIDENTIAL (VR-20)	RMV4	20	Low	1.00	1	11	Single Family Detached				Ramona
2821301300	5339556	0 LA BREA ST		VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	1.31	0	16	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2812610200	694602	0		VILLAGE RESIDENTIAL (VR-20)	RMV4	20	Low	1.29	0	15	Vacant and Undeveloped Land				Ramona
2812621000	694598	0		VILLAGE RESIDENTIAL (VR-20)	RMV4	20	Low	1.83	0	22	Vacant and Undeveloped Land				Ramona
2821301800	693405	0 ROBERTSON ST		VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.70	0	8	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821301700	693404	0 ROBERTSON ST		VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.76	0	9	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona



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2814240100	54584	500 A ST		VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	2.75	0	33	Vacant and Undeveloped Land				Ramona
2821307300	5390784	0 ROBERTSON ST		VILLAGE RESIDENTIAL (VR-15)	RMV4	15	Moderate	5.71	0	35	Field Crops	Yes	Yes	Yes	Ramona
2821300600	5384034	295 LETTON ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.85	1	8	Spaced Rural Residential				Ramona
2821300200	5384018	145 LETTON ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.68	1	17	Spaced Rural Residential				Ramona
2821305300	5368998	111 LETTON ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.12	1	11	Spaced Rural Residential				Ramona
2821301900	5259118	0 LABREA ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	2.30	0	20	Vacant and Undeveloped Land	Yes	Yes		Ramona
2821412800	1548028	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	1.02	0	7	Vacant and Undeveloped Land				Ramona
2822020400	695909	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	1.83	0	13	Vacant and Undeveloped Land				Ramona
2822020100	695908	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.88	0	6	Vacant and Undeveloped Land				Ramona
2822010500	695902	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.96	0	7	Vacant and Undeveloped Land				Ramona
2822010400	695901	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.86	0	6	Vacant and Undeveloped Land				Ramona
2822010300	695900	0 MAIN ST		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.91	0	7	Vacant and Undeveloped Land				Ramona
2821913500	695323	0 HWY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.98	0	7	Vacant and Undeveloped Land				Ramona
2821913400	695322	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.97	0	7	Vacant and Undeveloped Land				Ramona
2821913300	695321	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.95	0	7	Vacant and Undeveloped Land				Ramona
2821912800	695318	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.95	0	7	Vacant and Undeveloped Land				Ramona
2821302000	693422	0		GENERAL COMMERCIAL	RMV5	14.5	Moderate	1.04	0	9	Field Crops	Yes	Yes		Ramona
2821304600	693417	0 MAIN ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	1.13	0	8	Vacant and Undeveloped Land				Ramona
2822220300	693203	0 MAIN ST		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.62	0	5	Vacant and Undeveloped Land				Ramona
2822210300	693194	0 HWY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.84	0	6	Vacant and Undeveloped Land				Ramona



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APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
2822210200	693193	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.81	0	6	Vacant and Undeveloped Land				Ramona
2822210100	693192	0		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.63	0	5	Vacant and Undeveloped Land				Ramona
2821413000	693181	0 HWY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	1.05	0	8	Vacant and Undeveloped Land				Ramona
2822121500	693176	0 KELLY AVE		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.50	0	4	Vacant and Undeveloped Land				Ramona
2822120200	693175	0 HUNTER ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	0.82	0	6	Vacant and Undeveloped Land				Ramona
2822120100	693174	315 HUNTER ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	0.61	0	4	Vacant and Undeveloped Land				Ramona
2821923200	693090	0 MAIN ST		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.98	0	7	Vacant and Undeveloped Land				Ramona
2821923100	693089	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.99	0	7	Vacant and Undeveloped Land				Ramona
2821923000	693088	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.93	0	7	Other Retail Trade and Strip Commercial				Ramona
2821502500	692826	0 MAIN ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	0.83	0	6	Vacant and Undeveloped Land				Ramona
2822613400	692707	0 RAMONA ST		VILLAGE RESIDENTIAL (VR-15)	RMV5	15	Moderate	2.29	0	19	Neighborhood Shopping Center	Yes	Yes	Yes	Ramona
2811710400	692703	0 MAIN ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	2.50	0	18	Vacant and Undeveloped Land				Ramona
2822633000	692649	779 14TH ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.09	0	11	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2841713500	691553	0 11TH ST		VILLAGE RESIDENTIAL (VR-10.9)	RU	10.9	Moderate	1.98	0	15	Vacant and Undeveloped Land	Yes	Yes		Ramona
2811901500	677431	0 14TH ST		GENERAL COMMERCIAL	RMV5	14.5	Moderate	0.83	0	7	Vacant and Undeveloped Land				Ramona
2821412700	664667	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.97	0	7	Vacant and Undeveloped Land				Ramona
2821412600	238742	0 HIGHWAY 67		GENERAL COMMERCIAL	RMV5	14.5	Moderate	1.35	0	10	Vacant and Undeveloped Land				Ramona
2821305700	5339561	1815 LA BREA ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.25	1	2	Spaced Rural Residential				Ramona
2821306100	5339560	0 LABREA ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.26	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
2821305600	5339547	0 ROBERTSON ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.21	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821305500	5339545	0 ROBERTSON ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.20	0	2	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821306000	5339544	0 ROBERTSON ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.21	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821305800	5339527	0 LABREA ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.26	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821305900	5339522	0 ROBERTSON ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.21	0	2	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2821306200	5339521	0 LABREA ST	N	VILLAGE RESIDENTIAL (VR-20)	RMV5	20	Low	0.25	0	3	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2822222600	5274265	0 HIGHWAY 67	O	GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.42	0	3	Vacant and Undeveloped Land				Ramona
2822221000	693207	0 KELLY AVE	O	GENERAL COMMERCIAL	RMV4	14.5	Moderate	0.44	0	3	Vacant and Undeveloped Land				Ramona
2822627400	692699	0 16TH ST	P	VILLAGE RESIDENTIAL (VR-24)	RMV5	24	Very Low	1.20	0	17	Vacant and Undeveloped Land	Yes	Yes	Yes	Ramona
2822621500	692698	0 16TH ST	P	VILLAGE RESIDENTIAL (VR-24)	RMV5	24	Very Low	0.46	0	6	Office (Low-Rise)	Yes	Yes	Yes	Ramona
2813420600	694963	0 7TH	Q	VILLAGE RESIDENTIAL (VR-24)	RMV5	24	Very Low	0.25	1	3	Vacant and Undeveloped Land			Yes	Ramona
2813420500	694962	641 B ST	Q	VILLAGE RESIDENTIAL (VR-24)	RMV5	24	Very Low	0.27	1	3	Single Family Detached			Yes	Ramona
5032907400	403658	8939 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	0.99	2	22	Other Retail Trade and Strip Commercial				Spring Valley
5032800900	403647	8671 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	1.00	2	22	Single Family Multiple-Units				Spring Valley
5032800800	403646	8655 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	0.95	1	22	Other Retail Trade and Strip Commercial				Spring Valley
5032800700	403645	8637 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	0.98	1	23	Other Retail Trade and Strip Commercial				Spring Valley
5032900600	403603	8871 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	0.98	3	21	Other Retail Trade and Strip Commercial				Spring Valley
5032900300	403601	8839 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	0.85	1	19	Single Family Detached				Spring Valley
5032734100	403594	8858 TROY ST		GENERAL COMMERCIAL	C36	40	Very Low	1.01	2	22	Single Family Multiple-Units				Spring Valley



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX H ■ TABLE OF RHNA SITES INVENTORY

APN	Parcel ID	Address	Site ID	General Plan Designation	Zone	Density New	Income	Area (Acres)	Existing Units	Potential New Units	Existing Land Use	2017 Housing Element	2013 Housing Element	2005 Housing Element	Community Planning Area
5040110500	641673	0 KENWOOD DR		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.51	0	7	Other Transportation	Yes	Yes	Yes	Spring Valley
5040112500	69126	9025 KENWOOD DR		VILLAGE RESIDENTIAL (VR-20)	RU	20	Low	0.73	2	8	Single Family Multiple-Units				Spring Valley
5780114800	5332602	0 ILDICA ST		VILLAGE RESIDENTIAL (VR-10.9)	RV	10.9	Moderate	0.60	0	5	Vacant and Undeveloped Land	Yes	Yes		Spring Valley
5034000400	5324324	8881 VALENCIA ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.66	1	6	Single Family Detached				Spring Valley
5780128000	5324128	0 SWEETWATER RD		VILLAGE RESIDENTIAL (VR-10.9)	RV	10.9	Moderate	1.11	0	9	Vacant and Undeveloped Land	Yes	Yes		Spring Valley
5032624800	647778	8615 LAMAR ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.91	1	9	Single Family Detached				Spring Valley
5780127500	624339	2028 ILDICA WAY		VILLAGE RESIDENTIAL (VR-10.9)	RV	10.9	Moderate	0.25	0	2	Vacant and Undeveloped Land	Yes	Yes		Spring Valley
5032902300	407684	8902 VALENCIA ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.70	1	6	Single Family Detached				Spring Valley
5032902200	407683	8922 VALENCIA ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.99	1	9	Single Family Detached				Spring Valley
5033921200	407665	8771 VALENCIA ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.78	1	7	Single Family Detached				Spring Valley
5033921000	407648	8749 VALENCIA ST		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	1.05	1	10	Single Family Detached	Yes	Yes	Yes	Spring Valley
5033910500	102987	2555 SWEETWATER RD		VILLAGE RESIDENTIAL (VR-15)	RV	15	Moderate	0.63	1	6	Single Family Detached				Spring Valley
5701801300	138743	4214 CORDELLE LN		VILLAGE RESIDENTIAL (VR-24)	RU	24	Very Low	0.83	2	12	Single Family Multiple-Units				Sweetwater
1882311000	669166	0 MILLER RD		VILLAGE RESIDENTIAL (VR-10.9)	RV	10.9	Moderate	0.59	0	4	Field Crops	Yes	Yes		Valley Center
1882310400	669164	0 MILLER RD		VILLAGE RESIDENTIAL (VR-10.9)	RV	10.9	Moderate	7.51	0	57	Field Crops	Yes	Yes		Valley Center



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