

ATTACHMENT

For Item

#14

Tuesday,
AUGUST 27, 2024

PUBLIC COMMUNICATION RECEIVED BY THE
CLERK OF THE BOARD



August 26, 2024

The Honorable Nora Vargas
 Chair
 San Diego County Board of Supervisors
 1600 Pacific Highway
 San Diego, CA 92101

RE: Comments Regarding Draft Blueprint

Dear Chair Vargas,

On behalf of the organizations listed, we are writing to express our concern regarding proposed actions that are outlined within the San Diego Housing Blueprint (Blueprint).

We appreciate the intent of the Blueprint to identify strategies over the next five years to address the region's housing affordability crisis and provide solutions for decades of housing underproduction. Despite this intent, we have concerns with elements of the Blueprint's eight strategies which as stated are, "intended to form a set of policy priorities for the County of San Diego."

Specifically, we have concerns regarding the following three areas:

1. **Strategy 1:** We support the strategy to ensure the County has an organizational approach to address our region's housing crisis. This strategy has listed a number of coordinated actions, but lacking from this list of actions is the direction to streamline the permitting process to allow more homes to be built. Other cities have made it a priority to make more projects ministerial, including introducing more self-certification programs, to reduce the timeline and expenses to process permits. Currently, projects that are compliant with the General Plan have taken years to receive approval, and rather than introduce more departments and staff, a concerted effort should be made to make it easier to receive approvals to build homes.
2. **Strategy 2:** We understand the desire for the County to develop a permanent funding source to support the development of new housing, particularly subsidized affordable housing. Among the options listed as potential solutions include the development of a "linkage fee" or a ballot measure that would potentially apply a taxing mechanism to generate revenue. These are actions that we would ask to be removed from consideration as the funding generated would come at the expense of increasing development costs across all industries. We do not believe this is a prudent task that warrants further consideration, particularly since it would come at the expense of jobs creation and promoting balanced development in the county.
3. **Strategy 5:** We support the County efforts in reviewing all available land, including public land, for the purposes of housing development. What does not seem to be included in this strategy is the review of current zoning within the unincorporated areas that would allow for future growth potential. This strategy has been raised in other planning projects, including the development of a

VMT mitigation program, and should continue to be pursued. Furthermore, while we believe ADU's are part of the solution to address our lack of housing supply, we would note that a large amount of ADU's have been permitted in the unincorporated areas recently, while larger housing projects such as those requiring a tentative map, have not been approved.

These are just a few comments following our initial review of the document. We would note that County staff is currently in the midst of a myriad of planning projects, including adoption of a VMT Mitigation Program, the Development Feasibility Analysis, the Climate Action Plan, and the Sustainable Land Use Framework. Each of these plans or analyses could have a large impact on the feasibility of developing new homes in the unincorporated areas, and it is unclear how the actions included in this plan relate to these other efforts.

Lastly, we don't believe it is yet prudent to provide direction on which of these strategies and actions should receive priority for implementation without understanding the entire landscape of housing development. The other efforts and resulting policy actions should be included as part of the overall discussion before taking action and potentially allocating resources.

Thank you for considering our concerns and recommendations.

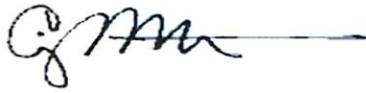
Sincerely,



Jerry Sanders
President & CEO
San Diego Regional Chamber of Commerce



Lori Holt Pfeiler
President & CEO
Building Industry Association of San Diego
County



Craig Benedetto
Legislative Advocate
NAIOP San Diego & BOMA San Diego



Molly Kirkland
Director of Public Affairs
Southern California Rental Housing
Association



Melanie Woods
Vice President, Local Public Affairs
California Apartment Association



Chris Duggan
Director, Local Government Affairs
California Restaurant Association

cc: The Honorable Joel Anderson, District 2
The Honorable Terra Lawson-Remer, District 3
The Honorable Monica Montgomery-Steppe, District 4
The Honorable Jim Desmond, District 5
Ebony Shelton, Chief Administrative Officer