

ATTACHMENT C –
OUTREACH SUMMARY

County of San Diego, Planning & Development Services –
Opportunities for Streamlining Affordable and Attainable Housing

1 Overview

Purpose of this Memorandum

This memorandum summarizes public outreach activities held during the initial exploration of developing three potential housing programs, otherwise known as the Opportunities for Streamlining Affordable and Attainable Housing (Streamlining Opportunities). The overarching goal of these potential programs is to increase the availability of homes that are affordable and attainable across all income levels.

Public outreach conducted between 2021 and 2024 in support of the Streamlining Opportunities included three (3) public webinars, one (1) focus group meeting, ten (10) community planning/sponsor group meetings, and stakeholder meetings. Input received through these public outreach activities was used to inform and refine the development of the potential programs.

Summary of Public Outreach Activities

Public outreach activities were held both virtually and in-person. The table below summarizes the methods for each outreach event. The sections of this memorandum are structured by outreach activity¹.

Section	Outreach Activity	Timing	Opportunity for Public Input
1	Public Webinars (3) <i>Recordings can be viewed here</i>	February 15 th , March 13 th , and June 5 th , 2024	Zoom Webinar with opportunity to submit questions/ comments through the Q&A Feature
2	Focus Group Meeting (1)	May 29, 2024	Zoom Webinar with opportunity to submit questions/ comments through the Q&A Feature
3	Community Planning/Sponsor Group (CPSG) Meetings (10)	March 19, 2024, through July 16, 2024.	In Person CPSG-led Meeting with opportunity to provide comment for all attendees.
4	Stakeholder Meetings	September 2021 through May 2024	Zoom Webinar with opportunity to submit questions/ comments through the Q&A Feature

Key themes that were raised during public outreach included:

Comment Category	Overview of Comments
Small Lot Developments	<ul style="list-style-type: none"> • Sizing: Questions regarding what constitutes a “small lot” and if additional structures like ADUs can be developed. • Density and Quality of Life: General apprehensions about increased density, parking issues, and potential negative impacts on property values and community character. There

¹ The participant feedback presented in the sections that follow was lightly edited for clarity.

	<p>are also worries about the design of these homes and the potential for them to be used as rentals rather than owner-occupied.</p> <ul style="list-style-type: none"> • Septic Systems: Concerns about communities with septic systems and small lot developments. • Regulatory: Questions about how the County’s regulations, fees, and wildfire and fire risk will affect the feasibility and affordability of creating small lots.
<p>Senior Housing & Assisted Living Facilities</p>	<ul style="list-style-type: none"> • Access to Transit/Resources: Concerns about transportation and access to services particularly in rural unincorporated areas. There is a need for affordable senior housing that is accessible and near essential services, open space/parks, and other amenities. • Conversion: Comments suggested converting existing structures for senior living rather than creating new developments. • Affordability: Concerns about how senior housing and assisted living facilities would be affordable to seniors on fixed income. • Age: What are the age requirements/definition for senior facilities. Concerns about seniors with children. • Retrofits: Retrofitting homes to include accessible features is very expensive. • Community Integration: Concerns about large project size for senior/assisted living housing fitting in with the existing community character and other potential impacts with traffic and parking especially for visitors or health staff.
<p>Expanded By-Right</p>	<ul style="list-style-type: none"> • Application: Questions about if it applies to all types of projects or just RHNA sites. Would like to see development of mixed income housing to increase homeownerships for all regardless of income. • Streamlining: Streamlining review and permitting processes are valuable incentives to help reduce overall project costs and expedite production. • Zoning: Concerns about projects impacting zoning requirements and potential impacts to community character if projects bypass existing zoning regulations. By-right projects should still follow local standards and design guidelines.
<p>ADU Ownership Opportunities – AB 1033</p>	<ul style="list-style-type: none"> • HOA Issues: Concerns about the practicality of Homeowner Associations (HOAs) for two parties on small scale developments, potential issues with shared utilities and common areas, and how it will maintain affordability • Property Taxes: Concerns about how AB 1033 will affect property taxes and the feasibility of development • Rentals: Concerns about the reduction of affordable rentals in the housing inventory. • Reduce Displacement: Potential to reduce displacement by allowing homeowners to create housing for family members such as younger adults or older relatives.
<p>General</p>	<ul style="list-style-type: none"> • Affordability: Clear definitions for distinguishing “attainable” from “affordable” housing, including Area Median Income metrics and costs per square foot. • Community Character: Comments emphasized the need to ensure new developments align with existing community character and adhere to local guidelines. • Eligibility and Flexibility: Interest in multiple program options being implemented simultaneously and creating flexibility for developers. If there are eligibility requirements for housing programs, ensure they are clear and simple. • Local Control: Interest in aligning with state guidance while adopting and implementing local ordinances and policies that can provide additional incentives and ensure alignment with County General Plan, density maps, and community standards while creating more housing opportunities.
<p>Other</p>	<ul style="list-style-type: none"> • Environmental: Concerns about how new development will impact and integrate with existing infrastructure including roadways, schools, parks, open space, and wildfire areas. Concerns about drainage, stormwater, wildfire, and other environmental regulations that affect development.

	<ul style="list-style-type: none"> • Monitoring and Transparency: Requests for clear and accessible information about how projects and programs will be monitored, managed, and how community concerns will be adequately addressed.
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For a complete understanding of the breadth and depth of public input, please review the body of this memorandum. Additionally, please note that questions and comments from the public that appear throughout this document have been lightly edited for clarity. Grammar and word choice have not been edited.

2 Public Webinar

Webinar 1

Overview

Date: Thursday, February 15, 2024
Start time: 6:00 PM (PST) **End time:** 7:45 PM (PST)

Attendance	
Attendees	County of San Diego
25	6

Webinar 1 included an approximate 30-minute presentation of the three draft potential programs staff is currently developing followed by a question-and-answer session. The webinar included additional discussion questions after each program presented to promote discussion. Comments and questions received during the webinar are detailed below:

Public Comments/Questions

#	Comment/Question
1	Enrique, what is the time frame for this session this evening?
2	Question to address at some point tonight: has/will the County staff mapped the areas where the three initiatives would apply? If so, can these be made publicly available?
3	The goal should not be to just build more housing; but to provide more AFFORDABLE housing to low, very low, and extremely low income households
4	How will the Small Lot Subdivision program assure that the units built will be owner-occupied rather than rented?
5	Are there policies in place that will prevent people from buying multiple units just to rent them out or use them as Airbnb's, for example?
6	And can you clarify that existing zones would stay as is? I believe a lot of unincorporated area is zoned open space to prevent sprawl.
7	Whether 1 or 2 should be followed, depends on what the County's proposed program would consist of
8	Are you placing these in septic dependent communities and if so how will you address septic?
9	Please address at some point this evening - what is the timeframe for staff's proposals to be developed for public review, and what is the timeline for Board of Supervisor's consideration?
10	In response to the options for small lot subdivisions, the more options that developers and builders have in the toolbox, the more likely that these projects will be feasible. So the county should

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	consider both using the state program and develop a local program driven by what constraints are most prohibitive under the county's existing zoning code.
11	Would recommend that the Seniors program be applied only in the SANDAG Mobility Hub areas, in order to assure access to needed senior's services
12	How will this Seniors initiative assure that occupancy is by seniors, rather than the general public?
13	Ownership restrictions could help to make sure the people buying the units are the people who actually need the housing, as opposed to having someone buy out several units and renting them out for a higher price point.
14	All of the units created by the Seniors Housing program should be limited to low/very low/extremely low income; senior households that can afford higher already have market options available
15	Place senior housing where it is walkable to get from the units to transportation. Put in the needed amenities near the county's only sprinter station.
16	We need housing to be affordable in North County San Diego (ex. San Marcos, Escondido, Vista, etc.)
17	This is more of a comment, but I like how you are considering intergenerational housing as an option.
18	Further regarding small lot subdivisions, we have seen a movement towards smaller units to drive affordability and then more group open space. Allowing for smaller lots even in areas that are not MF or in villages would allow for conservation subdivisions.
19	please define affordability at the different levels
20	Borrego Springs: Absolutely need assisted living and either senior or mixed age affordable housing. Your group may have been in touch with a community member/developer here who may be working on this.
21	What are the definitions of affordable assisted living? Most facilities are privately run and residents pay by 'points' of assistance needed.
22	What benchmarks will indicate success in senior housing priority (e.g., reduced wait times, increased housing supply)? and how will we assess and adjust the program based on real-world outcomes?
23	I am currently working with a senior citizen whom primarily language is Spanish, whom is on fixed income, she can be homeless at any moment. Looking for affordable housing in her community (San Marcos) has been lengthy, and impossible. As to many families I have worked with have very similar stories.
24	Just to add to the idea of only in areas with SANDAG mobility hub: Village areas that are remote like Borrego Springs have markets, parks and more within walking distance of downtown area and a big need for this kind of housing.
25	So, please clarify: the County By-Right program will ONLY allow development that is limited by the density limits of existing zoning and plan designations?
26	How is "affordable" defined?
27	Why is 20% the agreed upon percentage out of curiosity?
28	Restrict to only RHNA sites. Are these mapped?
29	Will it be available throughout the county or only in unincorporated areas?
30	Hi and thank you for this. Recommend less restrictions overall for lower income and senior housing options in order to prioritize unit quantity for maximum service to the low income and senior populations and expedite development timelines.
31	Is the by-right program the one on County owned land?
32	Housing needs to be mixed so you don't end up placing everyone who is extremely low income in one area. Make communities of a mix of people.
33	Minimal unit project I would assume is 5 if 20% are supposed to be affordable housing restricted. What is affordable as based on this program

34	Create places in projects for children to play not just build rooftops
35	We need more affordable housing in the rural areas in North County like Fallbrook, Bonsall, De Luz. and Rainbow. The need for it is huge and it comes from all income levels, all age ranges, and different family dynamics.
36	So how will these categories of affordability apply to each of the three initiatives discussed this evening?
37	Will mixed-use housing options be something that will have to be voted on? I am pro-mixed use housing to reduce transportation needs.
38	For the senior program, how does proximity to health care facilities factor in?
39	Would the small lot subdivisions program also address lot splits, allowing larger lots to be split for small SF units?
40	Does AMI mean average monthly income?
41	Are you aware of any assisted living facilities that have units designated for affordability?
42	How many units will 20% provide? Will it effectively address the shortage on housing currently?
43	Will the second Webinar provide further information, more details of what staff will be proposing?
44	Are you taking environmental justice concerns into consideration throughout this process?
45	Will a transcript of this Q and A be available to us?
46	How will the middle age demographic be addressed, especially among those of an overrepresented demographic like myself, considering that 26% of the population falls within the middle age bracket in comparison to 50% of seniors? Additionally, have the influx of immigrants been accounted for in these potential housing projects?
47	what does it mean if the site is RHNA and it is very low?
48	Thank you Tara. Please provide the timeline of when staff proposals will go to the Board
49	Does that then mean some may be required to pay up to 120% in areas of moderate income?
50	What is the date and time again of the second Webinar?
51	Would the small lot subdivision program allow existing SF lots to be split into smaller SF lots?
52	Is it possible to take steps to help housing affordability now, outside of these options? For instance, there is a limit of a 10% increase on rent, but that is not if you rent from an individual landlord. So is there a way to limit rent hikes for individuals who rent from individuals?
53	how will we assess and adjust the program based on real-world outcomes besides units built, but increased time frames of the projects being built? Time is the issue with the housing crisis, amongst many, how will these fastract building time?
54	Are there grants available to help the most needy to acquire the housing they need (could be a small lot subdivision unit)?
55	Currently we can build (2) homes on a single lot (e.g. primary home & ADU). Being able to split existing lots will allow us to build & sell both the primary home & ADU. As of now, ADU can only be rented not sold.
56	Does that mean that the identified site is required to have 20% very low income?
57	or is the 20% affordable requirement only for by right?
58	Have the population numbers been considered for senior demographics in terms of those newly immigrated as well and future population increases?
59	Are design considerations for all programs, not just the senior living program, taking distance to public transportation (and future transportation) into account?
60	In response to Tara's answer on 20% affordable (100 units = 20 units affordable) - will the 20% apply to the project AFTER any density bonus allowance? In other words, if a project gets a density bonus to go from 100 to 150 units, will the 20% now be 30 units and not 20?

61	It is my understanding that SB-9 does not include rural unincorporated areas of SD like Borrego Springs.
62	Should not the County have an inclusionary requirement applied to ALL housing developments?
63	How are these programs also looking at longer-term solutions? Will these small lot subdivision units be "high quality" and last a long time?
64	Does this mean that actual time frames have not been considered or that there are not statistics in this regard? The process of implementing such program is understood, the actual statistics are what I find to be the most important.
65	Yes, so can the small lot subdivision program allow for smaller lots (via lot line adjustment) by allowing existing SF lots to be split. This could potentially help us in rural communities... as of now we do not have a mechanism to sell ADU size homes.
66	Can we get a copy of the slide presentation used tonight?
67	By allowing existing SF lots to be split into smaller, this would impact rural communities as well. Currently, your program as designed would not really apply to rural communities
68	Thank you for your answer to my environmental justice question. I think I would suggest to make sure all areas of the unincorporated area, but most specifically those in greatest need, so areas with more homelessness and lower incomes, are receiving the most help from the small unit program. When choosing where to implement programs, it would be good to look at areas where those in most need are.
69	Thank you Mike . . . and the transcript from tonight?
70	Are parking structures/needs being considered in the small lot developments or in the By-Right program?
71	Mike, will that be the voice recording, and/or the Q and A transcript?
72	As an Urban Studies major with a focus on Planning, Design, and Management, I'm interested in creating DEI-based affordable housing solutions. My question centers around the research behind these housing opportunities. Specifically, what is the average time reduction from program approval to completion for these initiatives? And how can incentives further improve these implementation timelines?
73	Sorry if you answered this already, but will you just be choosing 1 of the 3 options gone over today, or are you considering moving forward with all 3 if they can be approved? Also, thank you for all your hard work.
74	Can we get a copy of all the questions and responses?
75	I am talking about a copy of this written Question and Answer box. Zoom definitely allows you to save this, does it not?
76	Can staff make more information available before the next workshop so the public can provide additional feedback?
77	Will the recording be sent out?
78	Are there any housing options in San Diego? I have several clients who need housing

Webinar 2

Overview

Date: Wednesday, March 13, 2024
Start time: 6:00 PM (PST) **End time:** 7:20 PM (PST)

Attendance	
Attendees	County of San Diego
10	5

Webinar 2 included an approximate 30-minute presentation of the three draft potential programs staff is currently developing followed by a question-and-answer session. The webinar included additional discussion questions after each program presented to promote discussion. Comments and questions received during the webinar are detailed below:

Public Comments/Questions

#	Comment/Question
1	What does the County consider "attainable" compared to "affordable" housing? Is it a % of AMI over Moderate? Some other metric?
2	What number of units do you consider a small lot development?
3	Do these small lots also allow ADU's to be added, thereby increasing density further?
4	Eligibility criteria?
5	are you open to different types of "housing"? Such as communities that are dedicated to movable tiny homes?
6	Relative to the options presented, my immediate impression is to allow property owners to follow state guidance but also to adopt a local ordinance that would have additional incentives. That could be done through Objective Design Standards and expedited processing. Like how the County has an enhanced Density Bonus program compared to the State requirements.
7	For ownership housing schemes -- what are the eligibility criteria?
8	Would multiple options also apply here? Such as both the overlay zone and a density bonus program?
9	percentage should be more than the usual 10%. I like the idea of bonus program for more ada compliance.
10	consider at least 25% for seniors with a concession for seniors living with family especially if the family includes a starter home eligible person..
11	People in my area are very concerned about these accelerating options for developers that would strip them of their ability to have public input on a project. Some of these senior assisted living facilities are making huge profits and are not as affordable as people staying in their homes, and are the size of big box stores and would have a big impact on the area thus people don't feel they should be given accelerated approvals but actually require extra scrutiny.
12	As far as "senior citizen" definition. Is there a particular reason for difference of 62 years VS usual 55 years by County?
13	Doesn't state housing law already allow that any RHNA site with 20% affordable is by-right? And aren't 100% by-right projects already by-right? I think that is state law.
14	Further, I believe that state law also allows for any RHNA sites in both the 4th and 5th cycle HE are permitted by-right if they include 20% affordable.
15	The Public has spent 18 million on the General Plan, we have a Density map now , and if a legal lot the public already has by right development, The County job is to preserve Rural uses which are watershed, farming and wilderness, Housing is a urban use and should be put in the cities
16	Regardless, the County should facilitate the Village concept embodied in the General Plan by expanding by-right provisions to all projects that provide 20% of their total units at some level of affordability under the County's GPU FEIR.
17	My initial thoughts would be both option 1 and 2 or option 2 if it incorporates both. Program would be more effective if applied wider than just RHNA sites
18	sorry - 100% affordable

19	Will the program options be narrowed before this goes to Board in the Fall or will the Board be choosing between all of the options we are hearing about tonight?
20	Thanks Tara. Are any of those 44 sites in process
21	Will you be presenting this to the planning groups around the county?
22	In terms of outreach and feedback, has the County presented this material, especially re: small lot and by-right, to the BIA? I think those members would be interested in providing feedback.
23	Is this Program for parts of the County which is out of the County water authority line?
24	Sara, my feedback regarding senior housing options applies whether it is 100% affordable or no affordable - it must still go through appropriate public review and not expedited. Thanks.
25	Comment: Tiny Feat is this weekend at the Del Mar Fairgrounds... education on Tiny homes
26	Thank you for this presentation and the hard work on these options!

Webinar 3

Overview

Date: Wednesday, June 5, 2024
Start time: 6:00 PM (PST) **End time:** 6:57 PM (PST)

Attendance	
Attendees	County of San Diego
12	4

Webinar 3 included an approximate 30-minute presentation to present an overview of Assembly Bill (AB) 1033 and provide an overview and summary of feedback received on the three other draft potential programs previously shared during Webinars 1 and 2. During this webinar, staff collected additional feedback and held a question-and-answer session to address any public comments. Comments and questions received during the webinar are detailed below:

Public Comments/Questions

#	Comment/Question
1	Will the webinar be recorded? where could it be found? will the slide deck be available
2	Will this also allow for the subdivision of a single-family home into "condos" like you see in the Bay Area?
3	Does HOA creation have to go through DRE?
4	If the ADU didn't share any common space/area, would an HOA be necessary?
5	I would not necessarily say that an advantage is older people aging in place. They could easily do so without a separate address.
6	Typical condo mapping takes very long time; will County have an abbreviated by-right processing timeline for single family owner wanting to create a single condo map for their ADU?
7	so, HOAs with just 2 members? How can any decisions be made?
8	Would County allow sub metering of existing utility connections for ADU that gets sold? What if shared utilities upon original construction, but then later, the homeowner wants to process a map to sell it as a condo?
9	How does this impact counties where water permits are limited (e.g. Cambria, Monterey, etc.) where re-models are usually denied if you don't have current adequate water permits?

10	Will drainage and storm water regulations be fixed to enable small lot development?
11	How will the design and lot standards affect the initial community plan with relation to schools - roads - other services. Will their be parking requirements for the small lot development
12	Drainage and stormwater are key hinderances for any non-single family development in the county; small lot will not be feasible without fixing these items.
13	What is considered "affordable" housing in this report? Is this a cost per square foot?
14	In considering County land - is designated open space considered?
15	I heard we have plenty of senior housing available, what is the shortage numbers are you seeing or anticipating?
16	Streamlining for condo maps would be a significant improvement to enable ADUs and Small Lot Development
17	Combination of Option 1 and Option 2 would be excellent to support development
18	Is there a current map of RHNA sites. What are the qualifications of RHNA sites.
19	Park land requirements (maintaining private open space requirements) should be waived for Small Lot Development below a unit threshold such as projects of 15 units or less - this will support infill development and attainable housing.
20	For small lot devs, what is the min lot size being considered?
21	Are Tiny Homes on Wheels going to be considered homes for these new improvements?
22	I highly recommend the Board be made aware of the other types of regulations that constrain standard development and the programs you are discussing here today such as grading, drainage, and stormwater requirements. Without this awareness the Board will not have the information necessary to implement policies that truly promote more attainable development in the County.
23	Suggestion County should encourage developers to build condos and to reduce number of apartments so they can be available for young people to invest in. Apartments are way too expensive for young people.
24	90% of San Diego County is undeveloped. Why not require affordable development only on some of this land.
25	There was mention of the Senior development needing to be near public transit and shopping areas. Based on the choice of unincorporated areas - how do you see this taking place
26	Why such large home requirements? What about those of us who would like to live in smaller homes?
27	Do you have any specific development areas you are focusing on?
28	Will the Q&A also be made available

3 Focus Group Meeting

Overview

Date	Focus Group	Attendees	Topics Selected for Discussion
May 29, 2024, via Zoom 10:00 AM (PST)	AB 1033	7	AB 1033

The purpose of this virtual focus group meeting was to discuss AB 1033, a state law which passed in 2023 that allows local agencies to opt-in to allow for the independent sale of Accessory Dwelling Units (ADUs) separately from the primary residential unit. Following direction received from the Board of

Supervisors on March 13, 2024, staff is exploring the feasibility of allowing the separate sale of ADUs in the unincorporated area of the county.

The focus group discussion was conducted virtually via Zoom on May 29, 2024. Seven (7) stakeholders who represent affordable developers, realtors, non-profit organizations, and other jurisdictions participated. Comments and questions received during the meeting are detailed below:

Public Comments/Questions

#	Comment/Question
1	Given that ADUs are permitted anywhere in the county, there should not be any restrictions geographically or limits to VMT efficient and infill areas.
2	Since ADUs are limited in size it would occur naturally to drive affordability due to smaller sizes
3	The City of San Jose is close to implementing AB 1033. Look into what they are doing.
4	HOAs also need to opt-in, in other states some don't require HOA fee
5	An investor who is more experienced could come in and create an ADU and choose to sell them separately. There is a recommendation requirement to give owner/occupants a chance before investor opportunity swoop in.
6	How will you treat assessment – Prop 13? Property values.
7	Is the County contemplating to use as short-term rentals? State ADU law already prohibits rentals less than 30 days. ADU law still applies.
8	ADUs will be more attainable and the primary residence. This bill will make it a lot more feasible to build attainable housing.
9	Gives flexibility to reduce primary home size. If a premium can be generated for new house, it can drive higher revenues with a smaller primary with an ADU than a primary unit alone. Looking at it from subdivision standpoint. Example: Fox Point Farms primary residence with a smaller 700 sqft residence in back.
10	There are higher interest rates. People who locked in with low interest rates are not moving. There is no new source of inventory. What has been built statewide has been ADUs, there is a potential pool of inventory with ADUs.
11	ADUs tend to sell for 60-80% of single family prices.
12	San Diego prices would be nice if greater opportunity for down payment assistance for these types of units or programs as most can only afford up to 500-600k homes.
13	The County should incentivize down payment assistance or programs that help with displacement and gentrification.
14	The style of ADUs having more of a single family feel as lower costs will be a very sought out product.
15	Just to reiterate that the ability to sell an ADU improves the likelihood that we can generate more attainable primary units because we get generate additional square footage for the ADU but every market is going to be different, and every project is going to be different.
16	This is good because it doesn't change what can be built, it only changes what can be owned
17	Is there any interest in doing this as a new subdivision type? Have you seen any examples?
18	Casita Coalition is looking at this opportunity to create more affordable home types. More possibility with multi-family ADU
19	Caution access to the most available financing, done on assumption that it would be 4 units or less. Subdivisions that apply are for 2-4 units, once you go above 4 there is a thinner slice of funding.
20	Streamlined approval needs CCER, paperwork
21	Waivers would simplify HOA potentially even if there is only 2-3 unit HOA. HOA is in writing but tend to function more as single family units.

22	Typology Black Wood Groves in Montana - any thoughts or discussion ability to aggregate ADUs on separate parcel, where you can create a more uniform sub association so you can cluster amenities and parking? https://blackwoodgroves.com/the-cottages/ The idea would be to allow flexibility at the mapping stage to consolidate the ADU's to allow them to share common facilities, group parking, etc. and try to make a sub-association simple and less costly.
23	The less you share, the better the situation. The more the 2 residences are separate, with separate access and spaces, the better it is.
24	Units with parking are worth more.
25	Casita Coalition did an equity study on ADUs to determine if access to ADUs was satisfying what the bill would do when passing laws. One question was whether it supported home ownership and the answer was no. ADU's weren't creating equitable benefits.
26	What are the challenges with garage conversions?
27	Looking at the presentation San Jose made to their Planning Commission in March. They have a checklist and one thing is to ensure fire separation between the 2 units. Require separate utilities so the HOA does not have to manage. Both are added, not part of state law but potentially a good idea.
28	Detached will have more value than an attached unit.
29	There have been concerns about a 2 person HOA regarding how decisions get made for example, fixing a roof, fence, concrete.
30	The County does not get involved with HOA disputes now, so there shouldn't be a huge need for concern now. As long as there is a framework put in place with bylaws or components in there to establish guardrails on HOA or with an administrative checklist, things should be covered.
31	The biggest challenge is going to be people who already have a loan, they talked to Fanny Mae etc. and it can be done but it's not guaranteed
32	HOA needs to comply to Davis Stirling Act... eliminates the DIY solution since an attorney has to certify.
33	State HCD looking at lender consent. May broaden or narrow scope of eligibility. This would be something in writing from lender stating authorization of ADU to be part of condo map.
34	Example of HOA opting in – scenario where HOAs opt-in is more common in the County than compared to the City. Some HOAs may be excited to opt-in and each one has varying needs. HOAs that are suffering would find it helpful for them to have added members to contribute more funding wise. Some HOAs may choose to opt out.
35	This would help developers sell ADUs, this could help make main home smaller and still make sufficient money for example an 1800 sqft primary residence with a 1200 sqft ADU so both can be more attainable (not necessarily affordable)
36	Helps primary residents, makes it more achievable to build attainable housing
37	Recommends it should not be limited to certain geographies
38	Flexibility is important

4 Community Planning Group CPG/CSG Meetings

Date	CPG/CSG Meeting	Comments Received
March 19, 2024	Jamul	<p>General questions regarding focus areas for the proposed programs, concerns about transportation/access to resources for senior/assisted living housing.</p> <p><u>Small Lot comments received:</u> Concerns about septic areas with small lot development. General questions on where small lot development would apply and why</p>

		<p>the County is wanting to develop small lots instead of single-family detached homes.</p> <p><u>Senior/Assisted Living comments received:</u> Is the County looking for new development or conversion for senior/assisted living housing? We would like to see conversion instead. Please consider transportation and access to services. Jamul may not make sense due to its rural location, lack of transportation, and access to services/amenities.</p> <p><u>County By-Right comments received:</u> It doesn't make sense to have affordable housing in Jamul. Ask the Board to commit to providing transit opportunity in these rural areas if they provide affordable housing within remotes rural areas. Also, we don't have a lot of amenities, like restaurants, etc. If the population was denser than resources are more impacted.</p>
<p>April 23, 2024</p>	<p>Spring Valley</p>	<p><u>Small Lot comments received:</u> General concern over parking, traffic levels/VMT, and decrease in quality of life with adding more homes into less space and increasing density. Concern over what these homes would look like if they would be prefabricated. Community concerns on resale or turning small lots into rentals and how it will impact existing/surrounding homeowners property value. Other comments shared were ADU fees should be waived, included deed restriction on units, and concerns that people will be unable to have a family if the units are smaller.</p> <p><u>Senior/Assisted Living comments received:</u> Concern over affordability for seniors as most seniors are on fix incomes. Concerns regarding developers motive in terms of profit and how these units will maintain affordability and not be sold or rented at higher prices. Question regarding if the housing for seniors would be subsidized.</p> <p><u>County By-Right comments received:</u> Concerns regarding RHNA site inventory determination as some sites are non-vacant. Questions regarding if the County would take people out of their homes to meet RHNA goals. CPG members were interested in the cost by community for land, construction, cost per square foot and all the associated fees. One CPG member mentioned the Spring Valley Community Alliance is looking into developing a Community Land Trust. Another CPG member suggested to look into options for a split between government/ buyer equity share when housing unit is sold and to look at rezoning some industrial land uses for other purposes to remove illegal junkyard/chop shop operations in their community.</p> <p><u>AB 1033 comments received:</u> Comments received were around lowering costs of dwelling. If there was larger supply of housing, then costs would go down but</p>

		<p>costs to build are too expensive. A CPG member expressed need for mixed-use development within their community as density is increasing but without mixed-uses and the County should look further into that. The CPG would like support from the County on mixed use development. Concerns around if there is an existing HOA how will things be divided, would HOA need to approve the sale of the condo, and who would be responsible to ensure HOA is setup and operating correctly. General comments on supply/demand, affordability, why not homes instead of condos. Suggestion for County to look at what other states are doing to see if there is anything we can copy.</p>
<p>May 9, 2024</p>	<p>San Dieguito</p>	<p><u>Small Lot comments received:</u> General questions regarding density changes, price points, availability of fee waivers to make more affordable, and concerns about fire risk like SB 10. Area is in a VMT inefficient area; therefore, fees would be a lot so if you don't waive fees or create incentives there will be no feasible way to implement housing here that is affordable. Creating a specific design would make it harder to build. Consider reducing fees and look into guaranteeing fire insurance for property owners.</p> <p><u>Senior/Assisted Living comments received:</u> General comments on what affordable housing is, if these would be deed-restricted, and concerns about seniors with children and guests visiting. Previous open parcel in community wanted to make senior living and community did not want it. Concern that this project is now bigger than what was proposed in the past and with an overlay zone it gives opportunity to bypass community concern. Concern that projects would be large in size and impact community character. Concerns about traffic, especially in emergency or hazard situations. General questions/concerns regarding the monitoring of income, if project would be for sale or rent, if County is enforcing use of bikes and what parking will be like.</p> <p><u>County By-Right comments received:</u> General questions about what by-right is and what type of projects qualify for by-right under this program. Questions about if these projects are required by the state, only for RHNA sites, and if projects would bypass requirements for zoning. A lot of areas require sewer, concerns if that would be bypassed.</p> <p><u>AB 1033 comments received:</u> ADUs are considered to be unconstitutional. They are created for people with lower-income, but they are not being rented to lower-income. General question if this would create a new APN. Concerns about HOA as they are complicated, require funding, assessment, meetings. It does not make sense to create an HOA for this. These would be impossible to sell. Not enough resources to sell. The County should waive the map regulations without</p>

		HOA. Don't want the County to create new requirements that would remove historic protection.
May 13, 2024	Crest/Dehesa/Granite Hills/Harbison	Community members expressed general concern regarding limited infrastructure to accommodate more people, wildfire/safety issues, septic areas, one-way roads/ dirt roads. Not interested in having any of the programs implemented in their community.
May 13, 2024	Valley Center (virtual)	CPG members stated that the draft programs do not fit in with the Valley Center Community Plan
May 15, 2024	Rainbow	Community members expressed concerns regarding the increase of density in rural areas and limited parking. Limited available resources. Septic community. Regarding AB 1033, members were interested in how ADUs maintain affordability, having an HOA between 2 units only, and potential disagreements between owners. Community members were also concerned about investors coming in, purchasing properties, and flipping at higher prices or not maintaining at affordable price points.
May 20, 2024	Fallbrook	<u>Small Lot comments received:</u> Concerns with how this program will fit in with the Fallbrook Community Plan. Would prefer if individual community can have local control over appearance of builds to fit with community character. Consider making these more affordable and not market rate. Concerns with fire and state density bonus with Lilac Hills. <u>Senior/Assisted Living comments received:</u> There are no inexpensive assisted living options. Concerns about where children will go to school or play. <u>County By-Right comments received:</u> Concerns about community character. Want to ensure Fallbrook Community plan is objective to support these projects. Want by-right to comply with objective design standards. <u>AB 1033 comments received:</u> Fallbrook is not interested in having this bill applied in their community.
June 12, 2024	Twin Oaks	Community members expressed concern regarding wildfire prone areas. <u>Small Lot comments received:</u> Concern about height of potential small lot units, connection to ODS project heard about in previous outreach meetings and geographic location in relation to public transit, resources, and other services in the area. <u>Senior/Assisted Living comments received:</u> Consider including near open space and resources. Community members were concerned over parking reductions and consider others who need parking onsite such as workers, caretakers, family, and seniors themselves. Ensure that people who lease are

		<p>not able to sublet units. Consider assisted living facilities outside of senior population including veterans and special needs.</p> <p><u>County By-Right comments received:</u> For RHNA sites, would like to have a variety of different income levels at a site instead of making all one type of income in one area.</p> <p><u>AB 1033 comments received:</u> Concerned about increasing density and crowding area. Neighbors may be frustrated the community they moved into is changing with additional units being built that was unexpected. Concerns regarding formation of HOA and tensions between a dual-party HOA system and neighbors. Concerns around parking, traffic, infrastructure, property values, privacy, space, tranquility, environmental impacts, green spaces limited and reduced/zoning/maintenance and upkeep.</p>
July 2, 2024	Sweetwater	<p><u>Small Lot comments received:</u> The County needs to listen to standards in place, but lot of time County does not follow. Applicants are not handed community guidelines at the counter lately but has done in the past. The Community bears burden of telling applicant there are guidelines to follow. This slows down approval process.</p> <p><u>Senior/Assisted Living comments received:</u> General questions regarding where there is county owned land and if board and care homes are being considered. Board and care homes allow for people to live in area where they are from and would like to see that in this program or future program.</p> <p>No comments received on County By-Right Program.</p> <p><u>AB 1033 comments received:</u> Concerns with a 2-party HOA, shared utilities and metering of them, parking concerns, and potential of ADUs being sold at non-affordable prices just like how they are being rented at high prices. Chula Vista has a lot of ADUs on properties and people have to park blocks away if not further. Concerns if area would still be considered rural if density builds up due to amount of ADUs being built and sold. Concerns about property taxes if sold and if primary residence would be charged for ADU. Concerns about septic properties. General questions if garage conversions or attached JADU would be eligible under AB 1033. The County should check on what would happen to utilities if ADU is sold, and lot split occurs. At this time, would like to wait for more information leaning towards opting out.</p>
July 9, 2024	Valle De Oro	<p>No comments received on Small Lot.</p> <p><u>Senior/Assisted Living comments received:</u> General questions if bonus or incentive would be used in the same project or offsite on a different project. Does the County have an abundance of land they own?</p>

		<p><u>County By-Right Program comments received:</u> General questions on how by-right process would work and if it would still go through a discretionary process. Questions regarding multifamily zoned parcels and if this program would help with mapping under the subdivision map act and possible bypassing of that.</p> <ul style="list-style-type: none"> ○ Why are multifamily zoned parcels not by-right right now? <p><u>AB 1033 comments received:</u> Concern regarding 2-party HOA. This would be a great opportunity for creating more housing and ownership opportunities. Questions regarding if it would be a condo map, what if there is an ADU built in HOA community already, and if any deed restrictions would apply. Consider looking at existing units with deed restrictions that have been vacant for years to create new opportunity there. This would remove zoning barriers and allows property ownership opportunities. Concerns about disrupting commonality and civil issues within the HOA. Concerns about financing and potential issues such as ADUs on Mt. Helix that are not working according to plans. Conceptually, is a good idea to allow more affordable housing. Would like to opt-out for now and focus on other programs being developed and issues resolved first.</p>
July 16, 2024	Jamul (virtual)	<p><u>AB 1033 comments received:</u> Concerns about property taxes and if they would increase substantially if ADU is developed on property and what that means when it is sold. Questions regarding CEQA requirements, if Prop 13 applies, what minimum lot size would be for ADU. Concerns with issues surrounding reassessment of property and what the tax implications are. Concerns about losing money developing ADU due to reassessment and tax implications. Concerns about 2 party HOA and if you were to improve your property would taxes go up and then through the HOA would the person in ADU be paying the increase in property taxes. Would like to see models to show financial drivers regarding HOA agreements for ADUs. Concerns about increasing density especially in a rural area, would suggest this be in an area where there is access to services like in a more urban setting. Concerns about who would be controlling the money and HOA disputes. Concerns if the County would profit from this type of program through tax implications. Concerns about safety within community when hazards arise.</p>

5 Stakeholder Meetings

Date	Stakeholder Group Meeting	Comments Received
September 16, 2021	Land Use Technical Working Group	Presented quick overviews of Inclusionary and the 3 HE Implementations Items. No comments received.
September 17, 2021	PDS/Environmental Groups (Bi-Monthly)	Presented quick overviews of Inclusionary and the 3 HE Implementations Items. No comments received. Stakeholders were informed that project leads will be reaching out to set up individual meeting or workshops.

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September 18, 2021	CPG Chair Meeting	Rami presented on behalf of staff- no comments received
October 18, 2021	Del Mar Health/ Senior Housing	Gave great insight on challenged of developing affordable assisted living projects. Offered to connect us with others working to develop senior housing
December 22, 2021	CHW	IHTF needs to be the first money in to leverage state funds, but they want to be last. A 55-age limit allow for a wider range of funds for affordable housing. Additionally, anything that the county can do to expedite entitlement is a big help to developers going after state funds.
December 22, 2021	Serving Seniors	Challenges in developing in Ramona <ul style="list-style-type: none"> o Located in a very walkable area o Access to services o Smooth process in developing o Acquired through an RFP focused on senior o 100% project-based vouchers
December 29, 2021	Bridge Housing	Permitting can be difficult through the City of San Diego- 6-month lead time for building permit even with the city timeline for expedited affordable. Longer for market rate. City has expedited and express and permit now. This process is a good starting point for the County. Lower fees help in affordable housing. Waivers from the jurisdiction can be seen as funding from the city that can help increase
January 20, 2022	Wakeland	Accessibility: the ability to design a building that allows a resident to age in place. The design features to increase accessibility add to construction cost. (wider corridors, more natural light) Barriers: <ul style="list-style-type: none"> o Down zoned zoning in Ramona o Limited areas to build multi-family o In commercial corridors are not always friendly to multifamily as a primary use o By-right is a great path forward should be across all county programs County ask that that developers present to the community as a requirement for the funds. Presentation to the community must be done prior to applying to the funding source. Ideally the funding would align with programs such as by-right that does not require community presentations
February 3, 2022	Age Well	A great option for seniors is to move to their backyard into an ADU. This may be a great option to incorporate as a part of the Small Lot program It's important to incorporate Universal Design (UD) within all residential projects. He inquired on what can be done to require UD as an ordinance.
March 10, 2022	Housing Land Trust of Sonoma County	Process for Partners <ul style="list-style-type: none"> • Developers engage with a jurisdiction to develop a project • If proposed projects meet inclusionary requirements, Jurisdictions ask that developers engage a CLT to assist with inclusionary units

		<ul style="list-style-type: none"> ○ CLT staff serve as adjunct staff to the jurisdiction in managing inclusionary • Jurisdiction determines how many inclusionary units must be built • Regulatory agreements must be drafted • Developers submits application • Entitlement/ Jurisdiction approval • CLT recruits qualified buyers • Regulatory agreements drafted • Units are built • Agreements executed at closing <p>Community Land Trust help lessen the burden on government to build housing Inclusionary project and CLT's</p> <ul style="list-style-type: none"> • Developer builds the required number of units needed to comply with local ordinance • Developer engages with the CLT to find qualified income eligible buyers for the inclusionary units. • Developer sells the unit to an income qualified buyer • At closing the developer donates land to the jurisdictions • Jurisdiction then donates the land to the CLT • Jurisdictions ensure that CLT maintain affordability requirements through deed restrictions and regulatory agreements. • Buyers of CLT enter into a 99-year lease for the land but buy the home at an affordable price based on their income. • Buyers must agree to resale restrictions to ensure the home can be maintained at an affordable price for the next buyer. • Nationally CLT have extremely low foreclosure rates • Partnering CLT with inclusionary programs result in: <ul style="list-style-type: none"> ○ High quality construction ○ Mixed income communities ○ Technical Assistance for Developers <ul style="list-style-type: none"> ▪ Market rate developers are not familiar with the process of qualifying low to moderate buyers. CLT assume the responsibility and ensure buyer meet requirements established by local ordinance. ○ CLT monitor the agreement to ensure units remain affordable ○ CLT ensure units and buyers meet the jurisdiction's inclusionary program requirements <p>Inclusionary ordinance can establish requirements such:</p> <ul style="list-style-type: none"> • AMI • Units must be on site if a project is above a certain number of units
April 14, 2022	SD Housing Federation	No comments received.
January 18, 2024	Land Development Technical Working Group	No comments received.

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January 19, 2024	Environmental Coalition	Concerned if units will be in low VMT areas. Would like for housing to be in transit or near transit areas. Ensure senior units are affordable for seniors. Concerned if streamlining will impact environmental process.
January 30, 2024	Labor Union	No comments received.
February 16, 2024	Building Industry Association (BIA)	Comments around Small Lot Program, what it is, if it is already initiated, and how it will be different from an existing program with the City of San Diego
March 5, 2024	Farm Bureau	Questions around County ADU initiative and relation to these draft program options. Comments received regarding concerns on rising costs of home ownership and renters for contract laborers and other employees. Concern over availability of affordable housing for farm workers in the unincorporated area.
May 2, 2024	Age Well	Only the options for Senior and Assisted Living Housing were requested to be shared during this meeting. Comments received: One participant shared support for the small lot ordinance as it would allow opportunity for seniors to have mutual living and mutual support. Concern over the tax implications for small lot subdivision program. Another participant shared a suggestion to improve upon the health care trailer permits. Currently only a permit can be obtained if you are a family member or caretaker of the individual. The participant is part of a nonprofit that has utilized the program many times and has received feedback that the program should be changed or expanded to include anyone interested in supporting seniors. Other comments received included general concern about parking, seniors still drive even if they are nearby public transit and need parking, how quickly can we get these programs rolled out as they are a high need amongst the aging population, and seniors are at risk of homelessness. Additional comments were in support of universal design as it will facilitate aging in place instead of having to modify the home or move. Suggestions were to ensure senior housing is located near resources and opportunities to ensure recreational and social needs are met. Participant mentioned Pima County in Arizona has a great universal design ordinance that the County should refer to in addition to AARP resources.
May 15, 2024	Persons with Disabilities Committee Meeting	<ul style="list-style-type: none"> • Fire concerns in rural County area • Reducing setbacks important for fires • Insurance is expensive or being denied • Difficulties evacuating people and livestock like in rural east county areas. • Affordable and accessible combined. Not accessible or affordable. For people with disabilities all ages. The percentage of veterans in rural and unincorporated
May 21, 2024	SD Chambers Transportation & Land Development Committee	<ul style="list-style-type: none"> • People with down syndrome live in assisted living facilities. The zoning ordinance could include as part of the ordinance as well. Mental disability. • Regarding the County By-Right Program – concerns on how community character will be defined. <ul style="list-style-type: none"> ○ 20% affordable?

		<ul style="list-style-type: none">• Probably 60% AMI. This is the max that the County would help fund.• 20% on 60% Ami is very hard. This will only allow 100% Tax credit. 80% of the AMI has a chance.• You don't want to create a program that don't get implemented.• Concerns with how programs will work with VMT.• General comments regarding Board decision and if all options can be selected and if AB 1033 is another program added.• The County should consider how to unlock parcels under Faith based legislation.• Supervisor Anderson requested these amendments<ul style="list-style-type: none">○ Questions about SB 4? Is this something that needs to be implemented by other jurisdictions
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