

June 22, 2026

San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101



RE: Inclusionary Housing Ordinance

Dear Honorable Board of Supervisors:

On behalf of the Building Industry Association of San Diego (BIA), I am writing to respectfully express our analysis and requests regarding the proposed inclusionary housing ordinance policy scheduled to be before you on June 24th.

The BIA represents over 25,000 local professionals who plan, design, build, and deliver housing throughout our region. Our members are committed to creating homes, supporting economic opportunity, and helping meet San Diego's housing needs. We offer these comments based on our members' direct experience navigating the policies, regulations, and costs that affect housing production and our shared goal of increasing housing opportunities for San Diegans.

At the outset, we want to express our thanks for the continued discussion on the IHO. In fact, this has been in review not for months, but for years and we have been a consistent stakeholder providing our input to staff and your offices. We thank you for the opportunity to engage.

The simple fact is that the County's development pipeline is uncertain at best, and at risk in more likelihood. Developments that were initiated a decade or more ago drive today's production numbers and the current policy landscape does not foster similar opportunities today. As a result, we believe that there is a way to adopt a pragmatic policy that does increase affordable housing while also thinking strategically about what policies will truly increase opportunity at more income levels and throughout the unincorporated area.

Our request is twofold:

1) Specifics within the IHO that come with industry recommendation:

Set Asides: Provide applicants the option of selecting Tier 1 or Tier 2 as outlined in the staff report

Minimum Project Size: Set the minimum project size at 40 units to titrate downward over four years (assuming policy goes into effect in 2026)

Alternative Compliance: Adopt all alternative compliance options, while allowing for offsite units or land donation to occur within the same Community Plan Area (CPA)

Incentives: Adopt all incentives with further direction to expand available incentives

Our position is firmly that the flexibility outlined here is the only way to adopt an IHO that does not produce an inverse outcome. In other words, limiting opportunities to build by creating an overly stringent policy will only drive more developers out of the area, and limit where future San Diegans can live.

2) Align IHO Implementation with an Expansion of Reducing Barriers to Housing and Housing Unlocked

As referenced, future production is far from robust. We have continually communicated how other policy areas can increase opportunities and still align with the policy goals of this Board. At the November 2026 workshop, we were energized by the shared position of so many that these two simple policies held merit and should be further studied. We continue our optimism on these policies' adoption but are concerned with possible delays, fragmentation of implementation and the ongoing uncertainty around such reforms. To that end, we respectfully request that those additional items are expedited to align with the IHO adoption to create a holistic approach to land use policy.

Furthermore, we believe that these policies can be adopted with a minimal amount of staff time, and would value the opportunity to work with you further on a more streamlined approach.

Thank you for your consideration of these concerns and recommendations. We stand ready to work collaboratively with the County to refine the IHO and advance policies that support both housing production and sustainable community development.

Sincerely,



Aimee Faucett
President & CEO
Building Industry Association of San Diego