

**ATTACHMENT B:
PDS HOUSING ELEMENT
IMPLEMENTATION UPDATE**

Purpose of Update

This Planning & Development Services (PDS) Housing Initiatives Update (Update) provides an overview of how the County of San Diego (County) is implementing the 6th Cycle Housing Element and responds directly to public and stakeholder feedback requesting more information about Housing Element programs and actions.

The purpose of this Update is to highlight how the County continues to advance Housing Element implementation through both ongoing staff-led work such as the creation of new guidance documents, updated applications, online tools and resources, and outreach activities, as well as through Board-directed housing initiatives that align with and advance the Housing Element goals and objectives.

While many major housing initiatives such as the Vehicle Miles Travelled (VMT) program, Inclusionary Housing Ordinance, and Housing and Community Development Services (HCDS) programs are brought to the Board for direction and approval, much of the County's Housing Element progress occurs through ongoing and day-to-day implementation efforts that do not require a Board hearing. During recent outreach for several housing initiatives, stakeholders expressed interest in better understanding these "behind-the-scenes" Housing Element implementation activities.

Staff-led efforts and Board-directed initiatives summarized in this Update provides transparency for the public and stakeholders and offers a more complete picture of implementation beyond items formally presented to the Board.

Background

On July 14, 2021, the County Board of Supervisors (Board) adopted the 6th Cycle General Plan Housing Element in compliance with state law to help address housing needs in the unincorporated area. The Housing Element includes 60 programs to be implemented by PDS, HCDS, and the Department of General Services (DGS) between 2021 – 2029. These programs support state and regional goals, including the Regional Housing Needs Assessment (RHNA) and fair housing objectives. Of the 60 Housing Element programs, 26 are ongoing, 22 are complete, 10 are in-progress, and two remain to be started. The County must demonstrate to the state that it is actively implementing these programs to meet state housing requirements.

Since adopting the Housing Element, the Board continues to demonstrate a strong leadership and commitment to addressing the region's housing crisis. The Board directed staff to develop, study, and expand housing initiatives such as the Development Feasibility Analysis (DFA), Inclusionary Housing Ordinance, Removing Barriers to Housing, Housing Blueprint, and Sustainable Land Use Framework, among others.

This additional direction reflects sustained commitment and investment in solutions to increase housing opportunities, affordability, and equity. Importantly, many of these efforts directly fulfill or overlap with Housing Element actions, as they pursue shared objectives, such as facilitating feasible housing development, expanding equitable investment, and promoting fair housing.

How to Read this Update

This Update highlights 10 Housing Element Implementation Programs (Table 1), organized into the three outcome categories, to demonstrate how internal efforts, including ongoing, in-progress, and completed projects, are advancing the Housing Element's objectives and supporting compliance with state housing requirements. The full list of Housing Element Implementation programs reviewed in the 2024 GP APR are attached in Exhibit A (Exhibit A).

1. Produce Housing for All: Streamlining & Incentives

This category includes programs that streamline development and provide incentives to encourage both affordable and market-rate housing. Recent community planning efforts have introduced clear standards and templates for development in specific areas, created through close collaboration with local communities. Other streamlining and incentives promote more flexible zoning options, reduce permit requirements, and create faster

review times to increase housing choices and affordability. For example, the County’s Density Bonus program offers higher densities, extra incentives beyond state law and unlimited waivers of development standards for projects which provide a few affordable housing units.

2. Promote Equity, Inclusion, and Sustainability: Investments & Opportunities

This category includes programs that strengthen equitable investment, inclusion, and sustainability across communities. Focused efforts in areas with the greatest need support infrastructure and transportation improvements, such as the DFA and Community Based Transportation (CBT) programs. In addition, the County continues to expand outreach and engagement to ensure all residents and stakeholders have meaningful opportunities to participate in housing and planning initiatives.

3. Plus: Housing Resources

This category includes programs that expand tools and resources for developers, builders, landowners and homeowners to navigate housing programs and development opportunities. Through ongoing engagement with the building industry and stakeholders, PDS has developed new websites, checklists, and instructional materials to clarify processes and explain state housing legislation related to streamlining and production. Examples include the Lot Consolidation Web Map, which helps property owners and developers identify and complete lot consolidation opportunities, and new outreach materials that assist homeowners with property rehabilitation and home repair needs, supporting preservation of existing housing stock.

Table 1: Housing Element programs and related projects discussed in this Update.

Outcome Categories	Housing Element Programs	Related Projects
Produce Housing for All: Streamlining & Incentives	3.1.2.B: Community Planning	Casa de Oro Campo Road Corridor Revitalization Specific Plan
	3.1.2.A: Transit Nodes	Fallbrook Sub-Area Plan Valley Center Road Corridor Concept Plan
	3.6.5.B: Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe	Removing Barriers to Housing Actions By-Right Housing Program
	3.6.5.A: Removal of Constraints to Multi-Family Housing in Areas of Opportunity	State Housing Legislation Implementation https://tinyurl.com/Housing-Element
Promote Equity, Inclusion, and Sustainability: Investments & Opportunities	3.2.1.B: Density Bonus Projects	Draft Inclusionary Housing Ordinance Senior Housing Program Options
	3.6.6.B: Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty	Development Feasibility Analysis (DFA) Community Based Transportation (CBT) programs
	3.6.7.D: Participation in Decision Making Processes	Multiple projects (DFA, CBT, etc.)
	3.1.1.L: Coordination and Outreach with Developers, Builders, and Owners	DFA and Transformative Housing Solutions: Construction Cost and Green Affordable Housing Studies
Plus: Housing Resources	3.6.7.C: Proactive Housing Rehabilitation Resources	https://tinyurl.com/HCDs-Home-Repair
	3.1.1.J: Lot Consolidation	https://tinyurl.com/Lot-Consolidation

COMMUNITY PLANNING

Produce: Streamlining & Incentives

ANALYSIS

HOUSING ELEMENT PROGRAM(S)¹

Program 3.1.2.B: Community Planning
 Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.

Program 3.1.2.A: Transit Nodes
 Work with transit agencies, San Diego Association of Governments (SANDAG), 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 anticipated to begin in 2025. Additionally, continue work on development of a Specific Plan in the Casa de Oro community, which will be completed by end of 2022, and will expand housing opportunities and contribute to a revitalized community center. Include proactive targeted outreach, marketing, and program implementation in areas with displacement risk, low resources, and considered communities of concern as identified in the Housing Element fair housing analysis.

¹ 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.1.2.A – 3.1.2.B, pg. 6-25

Consistent with Housing Element Programs 3.1.2.A – B, PDS is using the community planning process to establish development standards and incentives that support housing production, while also aligning with public facilities and infrastructure improvements. Recently adopted community-specific plans, including the Specific Plan, the Sub-Area Plan, and the VCCCP, include zoning strategies, process streamlining, urban design standards, and identified mobility improvements to support transit-oriented development. PDS secured a \$2.5 million grant from the regional transportation planning agency, SANDAG to complete preliminary engineering and design for the Campo Road redesign, advancing Specific Plan implementation to transform the corridor from auto-centric to multimodal. Additionally, the County’s DFA identified barriers and opportunities for development and infrastructure improvements in four initial communities, including the area surrounding the Buena Creek Transit Station. In alignment with DFA findings, PDS is pursuing Smart Growth Incentive Program (SGIP) grant funding from SANDAG to support development of a Buena Creek Specific Plan.

BACKGROUND

Since 2021, the County Board has adopted the following community-specific plans that support transit-oriented community planning.

- On January 11th, 2023 (3), the Board adopted the Campo Road Corridor Revitalization Specific Plan in Casa De Oro (Specific Plan).
- On December 11, 2024 (9), the Board adopted the Fallbrook Sub-Area Plan (Sub-Area Plan).
- On March 12, 2025 (1), the Board adopted the Valley Center Road Corridor Concept Plan (VCCCP).

These plans collectively advance the County’s strategy to integrate housing, mobility, and infrastructure planning within key unincorporated communities.

FINDINGS

These adopted community plans and in-progress efforts satisfy Program 3.1.2.B and advance Program 3.1.2.A, by establishing development standards and coordinating with transit agencies to facilitate transit-oriented development. Project information can be found at the links below to the community plan websites.

6 th Cycle Housing Element	https://tinyurl.com/Housing-Element
Campo Road Corridor Revitalization Specific Plan	https://tinyurl.com/Casa-de-Oro-Specific-Plan
Valley Center Road Corridor Concept Plan	https://tinyurl.com/Valley-Center-Road-Plan
Fallbrook Sub-Area Plan	https://tinyurl.com/Fallbrook-Sub-Area-Plan

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HOUSING CHOICES & AFFORDABILITY (IN AREAS OF HIGHER OPPORTUNITY)

Produce: Streamlining & Incentives

HOUSING ELEMENT PROGRAM(S)²

Program 3.6.5.B: Enhanced Housing Choices and Affordability in Areas of Opportunity

In areas of opportunity (such as Rancho Santa Fe and Alpine) and outside of areas of concentrated poverty (such as Spring Valley), develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, Accessory Dwelling Unit (ADU), transitional and supportive housing).

Incentives and tools may include permit streamlining, reduced fees, and other zoning tools. Additionally, as part of promoting new housing choices in high opportunity areas, implementation of programs will include proactive targeted outreach, marketing, and program implementation in areas of high opportunity as identified in the fair housing analysis of the Housing Element; 3.1.1.D – Low to Moderate Inclusionary Ordinance; 3.1.4.D – Develop an Accessory Dwelling Unit Subsidy Program; 3.6.5.A – Removal of Constraints to Multi-Family Housing in Areas of Opportunity; 3.6.5.B – Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe.

Program 3.6.5.A: Removal of Constraints to Multi-Family Housing in Areas of Opportunity

Facilitate multi-family housing in areas of opportunity by 2025 by encouraging the development of four or more units through feasible incentives, such as additional density bonuses and concessions.

² 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.6.5.A – 3.6.5.B, pg. 6-38 – 6-40

BACKGROUND

On May 24, 2023 (12), the Board directed Removing Barriers to Housing actions. On October 9th, 2024 (5), the Board recommended an expansion to existing By-Right Housing program. Additionally, on January 29th, 2025, PDS issued a Director’s Determination letter regarding the ongoing implementation of state legislation and compliance by the County of San Diego

ANALYSIS

In accordance with Housing Element Programs 3.6.5.A- B, PDS has implemented streamlining and incentive

mechanisms that increase housing diversity providing for duplexes, triplexes, multi-family housing, ADUs, transitional housing, and supportive housing in high opportunity areas. As part of the Board directed Removing Barriers to Housing initiative, the County established guaranteed review timelines for 100% affordable housing, emergency shelters, workforce housing, and projects located in VMT-efficient or infill areas. To further implement Housing Element objectives, PDS developed and implemented new application materials enabling by-right approval of qualifying housing projects consistent with Assembly Bill (AB) 1397 and received Board direction to expand this program to provide additional streamlining for 100% affordable housing and projects in VMT-efficient and infill areas. Additionally, PDS has created and published interactive maps and checklists to support recent state streamlining bills including Senate Bill (SB) 9, SB 6, SB 684, AB 803, and AB 2011, directly advancing Housing element actions to promote, publicize and facilitate use of these tools.

FINDINGS

These efforts, as well as in-progress programs such as Inclusionary Housing Ordinance, Senior & Starter Homes initiative, Separate Sale of ADUs, and existing Density Bonus Program, satisfy Program 3.6.5.B and advance Program 3.6.5.A by reducing constraints on multi-family development in areas of opportunity. Project information can be found at the links below.

Link to Removing Barriers to Housing Board Direction	https://tinyurl.com/Removing-Barriers-to-Housing
County Senior Housing, ADU, & By-Right Programs	https://tinyurl.com/Housing-Opportunities
Housing Laws in Action	https://tinyurl.com/Housing-Legislation
Current PDS Long Range Planning Projects	https://tinyurl.com/LRP-Housing-Current-Projects

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DENSITY BONUS PROGRAM

Produce: Streamlining & Incentives

ANALYSIS

HOUSING ELEMENT PROGRAM(S)³

Program 3.2.1.A: Density Bonus Ordinance Update
On an ongoing basis, review and update the Density Bonus Ordinance to be consistent with state law.

Program 3.2.1.B: Density Bonus Projects
Publicize density bonus incentives to developers through community events and information posted on PDS and HCDS websites.

³ 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.2.1.A - 3.2.1.B, pg. 6-28 – 6-29

In line with Housing Element Program 3.2.1, PDS continues to maintain and promote the County’s Density Bonus Program as a strategy for incentivizing affordable housing. Ongoing implementation includes:

Ordinance alignment: Regular review and updates to ensure consistency with evolving state legislation.

Expanded incentives: Development of additional local incentives through complementary programs such as the draft Inclusionary Housing Ordinance and Senior Housing Program.

Public outreach: Distribution of updated applications, FAQs, and informational materials via the PDS and HCDS websites, and discussion of Density Bonus opportunities during pre-application meetings, and developer and community outreach for related housing initiatives.

These actions fulfill the directive to “review, update, and publicize Density Bonus incentives on an ongoing basis” and enhance program visibility across all income levels.

BACKGROUND

California State Density Bonus Law (Government Code Sections 65915–65918) provides incentives and concessions when affordable units for Very Low, Low, and Moderate-income (0% to 120% of Area Median Income (AMI)) persons or families are included in a project. These incentives can include additional market-rate units, reduced development standards, and modified parking requirements, provided the project complies with health and safety codes. For reference, the table below shows area median income (AMI) categories for a family of four in San Diego in 2025.

Income Category	AMI Percent	Income
Very Low	below 50%	\$82,700
Low	50% to 80%	\$132,400
Moderate	80% to 120%	\$156,950

The Board has taken multiple actions to strengthen local implementation of Density Bonus law, including:

- On February 27, 2019 (2), adopted revisions to the Density Bonus Ordinance increasing the number of incentives beyond what is required by State law.
- On July 19th, 2023 (8), adopted additional Density Bonus Ordinance amendments to align with updated state Density Bonus provisions and clarify the enhanced incentives available in exchange for the development of affordable housing.

FINDINGS

Through these continuous updates and outreach efforts, the County satisfies Program 3.2.1.B and maintains ongoing implementation of Program 3.2.1.A by maintaining consistency with state law, expanding local incentives offered through the County’s Density Bonus Program, and by promoting use of the program through developer outreach and online resources. Resources can be found at the following website links.

Link to Density Bonus FAQs	https://tinyurl.com/Density-Bonus-FAQs
Inclusionary Housing Ordinance	https://tinyurl.com/Inclusionary-Ordinance
Housing Zoning Ordinance Update	https://tinyurl.com/Zoning-Ordinance-Update
Housing Laws in Action	https://tinyurl.com/Housing-Legislation

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CONSERVED & IMPROVED ASSETS IN AREAS OF LOWER OPPORTUNITY

Promote: Investments & Opportunities

HOUSING ELEMENT PROGRAM(S)⁴

Program 3.6.6.B: Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty

Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation by 2025. Include proactive targeted outreach, marketing, and program implementation in areas with displacement risk, low resources, and considered communities of concern as identified in the Housing Element fair housing analysis.

⁴ 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.6.6.B, pg. 6-41

BACKGROUND

On February 9, 2022 (7), the Board directed staff to develop options for a parcel-by-parcel analysis to identify barriers to housing development, propose solutions and explore ways that the County can support housing and infrastructure improvements in the VMT Efficient and Infill areas. This parcel-by-parcel analysis was subsequently renamed the DFA to reflect its broader, more comprehensive approach for evaluating housing potential in key areas. On March 1, 2023 (7), staff presented the DFA framework to the Board, including the selection of four key focus areas and a plan for continued community engagement. On December 6, 2023 (9), staff returned with an Update detailing progress on the DFA effort, a Memorandum of Understanding (MOU) with North County Transit District (NCTD) to apply for grants, specific timelines and anticipated cost estimates to complete the DFA in the four communities, and maps for the first phase on an Infrastructure Gap Analysis (IGA).

ANALYSIS

Consistent with Housing Element Program 3.6.6.B, the DFA targets investment in communities with the greatest need, identifying opportunities to improve access and connectivity to local assets such as schools,

parks, active-transportation corridors, and essential infrastructure. Four pilot communities (DFA areas) were selected for in-depth evaluation, including the Environmental Justice (EJ) community of Spring Valley and an area in Lakeside adjacent to the Winter Gardens EJ community. These areas were evaluated both housing feasibility and infrastructure capacity to support equitable growth. The DFA recommends a range of strategies to facilitate housing opportunities and remove development barriers, identify infrastructure and service improvements necessary to support growth. A key DFA recommendation is the preparation of Specific Plans within the DFA areas that include detailed implementation components, funding and financing strategies to support investments in infrastructure, public facilities, and active transportation. Complementing the DFA, the CBT program provides community-informed visions for multimodal transportation improvements within these same four communities. CPT Neighborhood Mobility Plans help guide implementation and prioritization of infrastructure investments in future planning and Capital Improvement Program efforts. Together, these Board-directed initiatives address this Housing Element action item by identifying priority neighborhoods and implementation strategies.

FINDINGS

Through the in-process DFA and CBT the County satisfies Program 3.2.1.B by identifying and prioritizing targeted infrastructure investments, improving community assets, and integrating housing, mobility, and equity planning within lower-opportunity and EJ communities. More information can be found at the links below.

Link to Development Feasibility Analysis Report	https://engage.sandiegocounty.gov/dfa
Community Based Transportation Programs	https://tinyurl.com/Engage-CBT

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COMMUNITY PARTICIPATION & COORDINATION WITH DEVELOPERS

Promote: Investments & Opportunities, Plus: Housing Resources

BACKGROUND**HOUSING ELEMENT PROGRAM(S)⁵****Program 3.6.7.D: Participation in Decision Making Processes**

Promote participation in community meetings by addressing language barriers and meeting times and recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local decision-making bodies.

Program 3.1.1.L: Coordination and Outreach with Developers, Builders, and Owners

Work as a liaison between the property owners of non-vacant RHNA sites and developers/builders who may wish to pursue projects on these sites. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as

- Work with owners of non-vacant RHNA sites to provide options for streamlined project review.
- As part of the Zoning Code Clean-up Program (3.1.3.A), evaluate zoning of parcels adjacent to non-vacant RHNA sites to ensure contiguous parcels can be developed at the same density.
- Implement program 3.1.1.H (Housing Yields in Mixed-Use Zones) to improve mixed-use opportunities in existing commercial areas and incentivize development on non-vacant RHNA sites.
- Implement program 3.1.1.B (By-Right Approval for Projects with 20% Affordable Units) to provide opportunities for streamlined ministerial review on re-listed non-vacant RHNA sites to further incentivize housing development.
- Implement program 3.1.1.K (Expand Eligibility of Checklist Exemptions) to expand checklist exemptions and further incentivize streamlined development review.

⁵ 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.1.1.L – 3.6.7.D, pg. 6-20, 6-45

On August 31, 2021 (7), the Board considered Transformative Housing Solutions that Advance Equity, Sustainability, and Affordability for All, directing staff to explore seven innovative pathways to increase “equitable housing” (i.e., very low-income, low-income, moderate-income housing). As part of that direction, staff were directed to conduct two studies: a Comprehensive New Construction Cost Study and a Reducing the Cost of Green Affordable Housing Study. The purpose of these studies is to identify actionable recommendations for County policies and programs to help lower construction costs, promote sustainable building practices, and advance equitable housing outcomes in alignment with County climate and housing goals.

Building on the Board’s continued focus on equitable and feasible housing production, on February 9, 2022, the Board directed staff to develop a parcel-by-parcel analysis to identify barriers to housing development and infrastructure needs in VMT-efficient and infill areas. This effort was later formalized as the DFA to reflect its broader focus on identifying opportunities and solutions for housing feasibility across key communities.

Subsequent Board updates on March 1, 2023, and December 6, 2023, detailed the selection of the DFA study areas, community engagement framework, cost estimates, and a MOU with the NCTD, including an initial IGA.

On December 13, 2022 (30) at the Let’s Talks Housing Workshop, the Board approved the initial County of San Diego Housing Blueprint, which allows the County to strategically prioritize current and future Board policy direction and resources for the County to achieve the goal of increasing housing inventory. The Board also directed staff to report back quarterly on Housing Blueprint implementation for immediate, short-term, mid-term, and long-term efforts.

COMMUNITY PARTICIPATION & COORDINATION WITH DEVELOPERS

Promote: Investments & Opportunities, Plus: Housing Resources

ANALYSIS

Consistent with Housing Element Programs 3.6.7.D and 3.1.1.L, PDS and partner departments have undertaken extensive engagement and coordination efforts to strengthen both public participation and collaboration with the building industry.

PDS has actively engaged the development community through focus groups, monthly industry meetings, and public workshops across multiple initiatives including the DFA, and the Transformative Housing Solutions Construction Cost and Green Affordable Housing Studies, and the development of the Housing Blueprint. These engagements helped identify constraints and barriers to housing, inform zoning and permitting improvements, and guide implementation of related Housing Element programs such as the Expanding By-Right Housing Program, and Zoning Ordinance Updates.

To improve transparency and accessibility, PDS developed online resources including guidance documents, checklists, FAQs, and a dedicated Housing Laws in Action webpage to assist property owners and developers in navigating key state streamlining provisions and housing related incentives.

Parallel to its developer engagement efforts, the County continues to expand community participation in housing and planning processes. Staff have implemented translation services, recorded meetings, provided flexible and hybrid meetings options, and utilized the County’s interactive Engage San Diego County webpage to collect feedback.

The County also collaborates with Community Based Organizations (CBOs) and local partners to conduct outreach in various communities including Environmental Justice Communities and has worked to modify County requirements to facilitate more community members including members of tribes to serve on local decision-making bodies.

FINDINGS

Ongoing County initiatives, including the DFA, CBT, and Transformative Housing Solutions studies, satisfy Program 3.6.7.D and 3.1.1.L by enhancing equitable public participation, expanding outreach to developers and property owners including owners of RHNA sites. These efforts enhance community involvement in decision making while identifying constraints to housing production. Resources and opportunities for input are linked below for various projects.

Link to Development Feasibility Analysis	https://engage.sandiego-county.gov/dfa
Community Based Transportation Programs	https://tinyurl.com/Engage-CBT
THS Construction Cost and Green Affordable Housing Studies	https://tinyurl.com/Housing-Cost-Studies
Housing Blueprint	https://engage.sandiego-county.gov/housing-blueprint

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LOT CONSOLIDATION & PROACTIVE HOUSING REHABILITATION

Plus: Housing Resources

HOUSING ELEMENT PROGRAM(S)⁶

Program 3.1.1.J: Lot Consolidation

Facilitate the consolidation of small sites for development by providing technical assistance and exploring incentives such as streamlined processing and reduced fees for affordable housing. Incentives may include density bonus and fee reduction starting in July 1, 2021

- lot consolidation fee would be a fixed flat fee, changing from the deposit-based fee. Technical assistance may include:
 - Maintain a list of parcels with potential for lot consolidation
 - Create a new informational page with checklist requirements
 - Dedicate specific staff to assist with lot consolidation
 - Establish lot consolidation program by 2023.

Program 3.6.7.C: Proactive Housing Rehabilitation Resources

By the end of 2022, develop a proactive housing rehabilitation resources program that targets areas of concentrated rehabilitation needs to facilitate repairs and to mitigate potential costs, displacement, and relocation on residents.

⁶ 6th Cycle Housing Element, Section 4 Implementation Plan, Table 6-4-1, No. 3.1.1.J – 3.6.7.C, pg. 6-19, 6-45

BACKGROUND

On July 14th, 2021 (1), the Board adopted the 6th Cycle Housing Element, including actions to facilitate lot consolidation and develop a proactive housing rehabilitation resources program. To implement these actions, PDS partnered with graduate students from the San Diego State University (SDSU) School of Public Affairs to research best practices, analyze existing conditions, and develop resources and recommendations to advance the Lot Consolidation and Housing Rehabilitation efforts.

ANALYSIS

Consistent with Housing Element Programs 3.1.1.J and 3.6.7.C, PDS has advanced efforts to expand technical assistance for small-site development and enhance housing rehabilitation resources to preserve existing

housing stock. Both initiatives were developed in collaboration with SDSU School of Public Affairs graduate students, who supported program research, data analysis, and development of new public-facing tools and materials.

To support Program 3.1.1.J, the County and SDSU team created a framework to streamline and guide the consolidation of small parcels for housing development. In 2024, PDS launched a new Lot Consolidation webpage that includes a web map of sites with consolidation potential, a program checklist, detailing submittal requirements, and clear instructions to assist property owners and developers in completing the lot consolidation process. While financial incentives were evaluated, they were not implemented due to lack of developer interest and funding. The framework established through this program provides a foundation for future enhancements if additional resources become available.

To support Program 3.6.7.C, SDSU students worked in partnership with PDS and HCDS to expand tools and outreach materials to support the County’s existing Home Repair Grant and Loan Programs. In 2025, the SDSU students completed an unincorporated area housing rehabilitation needs analysis, identifying areas with concentrated repair needs. This effort produced a prioritization framework and outreach materials to connect homeowners to financial assistance, educational resources, and alternative rehabilitation funding opportunities. These materials help residents maintain safe and stable housing and reduce the risk of displacement associated with repair needs.

FINDINGS

Ongoing County work and the SDSU collaboration collectively satisfy Programs 3.1.1.J and 3.6.7.C by expanding resources that support lot consolidation, streamline small-site development, and enhance housing rehabilitation opportunities for homeowners. Resources are linked below.

Link to Lot Consolidation Resources	https://tinyurl.com/Lot-Consolidation
HCDS Home Repair Loan and Grant Program	https://tinyurl.com/HCDS-Home-Repair

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Conclusion

This Update spotlights recent County of San Diego PDS housing efforts, draws connections from Housing Element programs to additional Board direction and projects, and summarizes how these in-progress and ongoing projects progress state mandates and local goals within the context of the Housing Element.

On July 14th, 2021, the County's 6th Cycle Housing Element was adopted by the Board of Supervisors (Board). Adoption of the Housing Element means that County staff must work to progress all programs in the Housing Element Implementation Plan and report on progress annually to the California Department of Housing and Community Development (HCD) from 2021 - 2029. This Housing Element Implementation Update, in addition to annual progress reports, demonstrates the County is committed to implementing programs which work towards state and County housing goals.

The County of San Diego introduced several housing efforts in recent years to help meet housing needs. These efforts include outcomes related to (1) Produce: Streamlining & Incentives, (2) Promote: Investments & Opportunities, and (3) Plus: Housing Resources. Some of these projects also overlap with and satisfy the County's Housing Element Implementation Programs, as discussed in this Update. Other housing efforts are anticipated to return for additional Board action and hearings in 2026 and beyond, as detailed in the Board Letter for this attachment.

The PDS and County-wide housing efforts and projects discussed in this Update have been determined to satisfy the following County of San Diego (County) 6th Cycle Housing Element Implementation Programs:

1. Produce Housing for All: Streamlining & Incentives

- Community Planning (3.1.2.B)
- Transit Nodes (3.1.2.A)
- Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe (3.6.5.B)
- Removal of Constraints to Multi-Family Housing in Areas of Opportunity (3.6.5.A)
- Density Bonus Projects (3.2.1.B)

2. Promote Equity, Inclusion, and Sustainability: Investments & Opportunities

- Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty (3.6.6.B)
- Participation in Decision Making Process (3.6.7.D)
- Coordination and Outreach with Developers, Builders, and Owners (1.1.1.L)

3. Plus: Housing Resources

- Lot Consolidation (3.1.1.J)
- Proactive Housing Rehabilitation Resources (3.6.7.C)

Additional information on Housing Element Implementation Program progress and other housing data is provided through the General Plan Annual Progress Report (GP APR) by the County to State HCD. For the Housing Element Implementation table provided in the 2024 GP APR, please see Exhibit A below (Exhibit A). More information on other County housing efforts is provided in this Board Letter and additional attachments.

ATTACHMENT B

EXHIBIT A

2024 General Plan Annual Progress Report
Housing Element Implementation

(Table D, pg. 78-104)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	San Diego County - Unincorporated		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.1.1.A - Residential Sites Inventory for Regional Housing Needs Allocation (RHNA)	Maintain land use policies that provide adequate sites for a variety of housing for the County's 6th Cycle RHNA of 6,700 units: • Low Income – 992 units • Moderate Income – 1,165 units • Above Moderate Income – 2,709 units	Ongoing	The County continues to maintain land use policies that can provide adequate sites for a variety of housing types, including housing for lower, moderate, and above-moderate incomes.

<p>3.1.1.B - By-Right Approval for Projects with 20 Percent Affordable Units</p>	<p>Pursuant to AB 1397, amend the Zoning Ordinance by the end of 2023 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 that represent a “reuse” of sites identified in the 4th Cycle and 5th Cycle Housing Elements.</p>	<p>0-2 Years</p>	<p>The County developed AB 1397 guidance documents for project applicants pursuing by-right approval for a housing development that includes 20% of housing units as affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent a “reuse” of sites identified in the 4th Cycle and 5th Cycle Housing Elements. These documents include an eligibility spreadsheet and AB 1397 Checklist available online at the County website - https://www.sandiegocounty.gov/content/sdc/pds/zoninghome/ab1397.html . The County is developing an expanded By-Right Approval Program, including feasible options for an expanded program that would apply to additional sites after an initial analysis of the program was presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project.</p>
<p>3.1.1.C - Zoning Ordinance Amendments to Achieve Maximum Density</p>	<p>Amend the Zoning Ordinance by early 2023 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.</p>	<p>Ongoing</p>	<p>The County developed a scope of work and procured a consultant to complete this program as part of the Development Designators project. The project is expected to be completed in 2-3 years. The project will analyze the Zoning Ordinance and develop options to align with the General Plan to 1) Expand Housing Diversity and 2) Facilitate RHNA and Multi-Family Site Development and Group Homes.</p>

	<p>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; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards. Continue to explore innovative building types and housing options that can be implemented through the County’s Zoning Ordinance by reviewing development</p>		
<p>3.1.1.D - Diversity of Land Use Designation and Building Type</p>	<p>designators and designations and amend the Ordinance as appropriate (in coordination with action 3.1.3.A).</p>	<p>Ongoing</p>	<p>The County developed a scope of work and procured a consultant to complete this program as part of the Development Designators project. The project is expected to be completed in 2-3 years. The project will analyze the Zoning Ordinance and develop options to align with the General Plan to 1) Expand Housing Diversity and 2) Facilitate RHNA and Multi-Family Site Development and Group Homes. The County is developing a small lot subdivision program, after an initial analysis of the program was presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project. In addition, the County continues to identify opportunities to ensure that land use regulations allow for a diversity of building types.</p>
<p>3.1.1.E - Low to Moderate Inclusionary Ordinance</p>	<p>Based on the results of the Inclusionary Housing Feasibility Study conducted in 2021, develop an Inclusionary Ordinance by 2022 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.</p>	<p>0-2 Years</p>	<p>The Inclusionary Housing Ordinance would establish a mandatory program where some new market rate housing developments would receive density bonuses and incentives in exchange for including a portion of units as affordable housing units. The Inclusionary Housing Ordinance was presented to the Board of Supervisors in Fall 2024, where staff were directed to return with options including further considerations. The Inclusionary Housing Ordinance will return to the Board of Supervisors for adoption.</p>

Pursuant to SB 330, the County will review its development standards and design guidelines by the end of 2023 applicable to urbanized Census Designated Places to ensure they are objective to facilitate the development of housing.

To streamline the design review process, the County will:

- Encourage applicants to utilize existing objective design review checklists, waivers, and exemptions.
- Implement Section 7015 of the Zoning Ordinance, allowing staff to act without Advisory Board recommendation if the recommendation is not provided within 60 days.
- Conduct educational outreach with Community Planning Groups (CPGs) and Design Review Board (DRB) regarding Section 7015,
- Address quorum issues by combining DRB and CPG meetings to allow CPG to vote when DRB does not have quorum.

Ongoing and 0-2 Years

3.1.1.F - Objective Design Standards

The County completed the Objective Design Standards (ODS) project to create greater certainty for project applicants and to facilitate the production of new housing while enhancing the existing character of the County. County staff did extensive outreach with eligible communities to develop the ODS checklists, based on existing Design Guidelines and Design Review Checklists for each specific community. The objective checklists will provide measurable, verifiable, and clear objective design standards that involve no personal or subjective judgment and are uniformly verifiable by an established and known benchmark. ODS checklists are available for the following community plan areas: Alpine (outside of Form Based Code areas), Bonsall, Lakeside, Ramona (outside of Form Based Code areas), Spring Valley, Sweetwater, and Valley Center.

3.1.1.G - Residential Sites
Inventory Monitoring

Expand the County’s Housing Production and Capacity Portal by the end of 2021 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.

Ongoing

This effort is currently under way. The GIS mapping application, which is available to staff and members of the public has been updated to reflect the Sixth Cycle Housing Element Site Inventory. The County is working to complete additional updates to the GIS application in 2024 to track units and comply with no-net-loss.

3.1.1.H - Housing Yields in Mixed-Use Zones	<p>The County will review the development code for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones. Specifically, review by the end of 2023 whether and where residential should be allowed as a primary use in commercial zones, and create objective standards for mixed-use developments, granting developers clarity and increasing the likelihood for the conversion of underutilized commercial to residential. The County will include mixed use and commercial sites as a consideration as part of the Feasibility Analysis of Expanded By-right Approval Program (3.1.1.O) for projects that provide 20% affordable housing onsite, and return to Board in December 2021 with funding/resource needs.</p>	2-7 Years	<p>This item is complete. Staff implemented state laws SB 6 and AB 2011, including web maps, checklists and websites, and analyzed where these mixed-use programs overlapped with this housing element item. Staff analysis determined that the existing SB 6 and AB 2011 mixed-use program, completion of the Objective Design Standards project, the ongoing development of the Expanded By-Right Program, and the kick off of the Development Designators project satisfies this item. These findings were presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project.</p>
3.1.1.I - Replacement Requirement	<p>Pursuant to State law, amend the Zoning Ordinance by the end of 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.</p>	0-2 Years	<p>Zoning Ordinance Update to comply with the new state law was completed in summer of 2023.</p>

<p>3.1.1.J - Lot Consolidation</p>	<p>Facilitate the consolidation of small sites for development by providing technical assistance and exploring incentives such as streamlined processing and reduced fees for affordable housing. Incentives may include:</p> <ul style="list-style-type: none"> • Density bonus • Fee reduction - starting in July 1, 2021, lot consolidation fee would be a fixed flat fee, changing from the deposit-based fee <p>Technical assistance may include:</p> <ul style="list-style-type: none"> • Maintain a list of parcels with potential for lot consolidation • Create a new informational page with checklist requirements • Dedicate specific staff to assist with lot consolidation • Establish lot consolidation program by 2023. 	<p>0-2 Years</p>	<p>This item is complete. Staff interviewed stakeholders and developed technical assistance for lot consolidations. These include a web map of lots identified for consolidation in the Housing Element Site Inventory, an updated checklist, and website that includes an FAQ section.</p> <hr/>
<p>3.1.1.K - Expand Eligibility of Checklist Exemptions</p>	<p>Develop additional checklists for site plan applications. Site plans that can be waived or exempted are currently indicated with a zoning designation (i.e., requirement in zoning box) for a design review. Work with Community Planning and Sponsor Groups and obtain public input prior to developing new checklist exemptions.</p>	<p>0-2 Years</p>	<p>The Development Designators project combines multiple Housing Element Implementation actions and a Removing Barriers to Housing Item to analyze the Zoning Ordinance and develop options to align with the General Plan to 1) Expand Housing Diversity and 2) Facilitate RHNA and Multi-Family Site Development and Group Homes.</p>

<p>3.1.1.L - Coordination and Outreach with Developers, Builders, and Owners</p>	<p>owners of non-vacant RHNA sites and developers/builders who may wish to pursue projects on these sites. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> • Work with owners of non-vacant RHNA sites to provide options for streamlined project review. • As part of the Zoning Code Clean-up Program (3.1.3.A), evaluate zoning of parcels adjacent to non-vacant RHNA sites to ensure contiguous parcels can be developed at the same density. • Implement program 3.1.1.H to improve mixed-use opportunities in existing commercial areas and incentivize development on non-vacant RHNA sites. • Implement program 3.1.1.B to provide opportunities for streamlined ministerial review on re-listed non-vacant RHNA sites to further incentivize housing development. • Implement program 3.1.1.K to expand 	<p>0-2 Years</p>	<p>The Development Feasibility Analysis study was completed in 2024 which studied barriers to development in these areas. As part of the project, staff worked with property owners and developers to identify constraints to development.</p>
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associated with implementation of SB 743 and VMT mitigation requirements, as Directed by the Board 5/19/2021, the County will:

- Assess and explore the process by which infill development can be done in a manner to ensure no VMT mitigation is necessary.
- Explore the potential creation of transit accessible areas and look at the intersection between VMT efficient areas or lower thresholds in accordance with the areas that do not require further analysis. Explore the potential transit corridors and look at the SANDAG Regional Transportation Plan, Metropolitan Transit System (MTS), North County Transit District (NCTD), and other possible areas and how that may impact VMT efficient areas or areas covered by the exemption.
- Explore mitigation of VMT opportunities, looking at a regional mitigation bank, the opportunity for mitigation to not be tied or connected to the project along with the potential of a sliding scale of mitigation based on severity.

3.1.1.M - Addressing VMT Constraints

• Explore by-right process for development in VMT efficient areas. 0-2 Years

Explore the feasibility of developing a Small Lot Subdivision Program and return to the Board with program options, funding and resource needs by December 2021 for further direction.

3.1.1.N - Small Lot Subdivision Program

0-2 Years

On September 9, 2022, the Board of Supervisors adopted a new Transportation Study Guidelines, which exempt 134 Housing Element Sites from VMT analysis. Board of supervisors has also directed the study of VMT efficient and Board infill areas in areas with high development potential to determine additional infrastructure or barriers to the development of housing. This study is known as the Development Feasibility Analysis and was completed in Fall 2024.

The County is developing a small lot subdivision program, after an initial analysis of the program was presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project.

<p>3.1.1.O - Feasibility analysis of Expanded By-right Approval Program</p>	<p>Conduct an environmental constraints and feasibility analysis of expanding the By-Right Approval Program (3.1.1.B) to additional RHNA sites not eligible for ministerial process under AB 1397 (192 sites), if the developer agrees to provide at least 20% affordable housing and return to the Board with program options by the end of 2021 for further direction. The Feasibility Analysis of Expanded By-right Approval Program will consider mixed use and commercial sites, under the Housing Yields in Mixed-Use Zones program (3.1.1.H), if the project provides 20% affordable housing onsite. Staff will return to Board in December 2021 with funding/resource needs.</p>	<p>0-2 Years</p>	<p>The County is developing an expanded By-Right Approval Program, including feasible options for an expanded program that would apply to additional sites after an initial analysis of the program was presented to the Board of Supervisors in Fall 2024, as part of the Opportunities for Streamlining Affordable and Attainable Housing project.</p>
<p>3.1.2.A - Transit Nodes</p>	<p>Transit Nodes. 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 anticipated to begin in 2025. Additionally, continue current work on development of a Specific Plan in the Casa de Oro community, which will be completed by end of 2022, and will expand housing opportunities and contribute to a revitalized community center.</p>	<p>2-7 Years</p>	<p>PDS won a grant from SANDAG in 2022 and will be using it for a "Community-Based Transportation Program (CBT)" in 2024. The County has created the CBT Program and begun work in 2 pilot communities in 2024. Outreach in all 4 pilot communities supports a better understanding of mobility gaps and needs in these areas. The needs will then be placed in a document with recommendations for implementation. The included communities are Buena Creek, Spring Valley, Lakeside, and Valle de Oro/Casa de Oro. The mobility plans for these communities are anticipated to be completed by early 2026.</p>

3.1.2.B - Community Planning	Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.	Ongoing	Planning at the community level to facilitate housing production and coordinate public facility improvements continues through code and design standard updates in response to state, regional, and Board of Supervisors direction and implementation of the General Plan goals and policies. Concurrently, the County is working to better understand the unique needs of the unincorporated communities through robust public engagement planning and the development of options for a sustainable land use framework that will evaluate the availability of services (infrastructure, amenities and social services to support quality of life), focus on economic development opportunities, and a development capacity and constraints analysis to facilitate further housing production.
3.1.3.A - Zoning Ordinance Cleanups	Review the development designators in the Zoning Ordinance, and amend Code by the end of 2022 as necessary and appropriate to ensure that a range of housing types and densities can be achieved, and that the designators facilitate development at the maximum density allowed by the General Plan.	Ongoing	The Development Designators project combines multiple Housing Element Implementation actions and a Removing Barriers to Housing Item to analyze the Zoning Ordinance and develop options to align with the General Plan to 1) Expand Housing Diversity and 2) Facilitate RHNA and Multi-Family Site Development and Group Homes.
3.1.4.A - Zoning Ordinance Amendments for Accessory Dwelling Units (ADUs)	Amend the Zoning Ordinance by the end of 2022 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.	0-2 Years	The Zoning Ordinance was updated in Summer 2023. More updates to the Zoning Ordinance are in progress to address changes to state law regarding ADUs.

Promote County incentives and tools available to facilitate ADU construction, including:

- Continue to make 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 wastewater fees, development impact fees, park fees, traffic impact fees, and drainage fees.
- Annually monitor the development and affordability of ADUs. If trends indicate a potential shortfall in meeting the estimated 1,800 ADUs, consider additional efforts to incentivize ADU production and reassess and revise the overall sites strategy for the RHNA within one year through adjusting ADU capacity assumptions with actual permitted units, and/or identifying additional sites to expand site capacity to the extent necessary to accommodate the RHNA.

Quantified Objectives:

3.1.4.B - Accessory Dwelling Unit (ADU) Construction	<ul style="list-style-type: none"> • 250 ADUs annually over 8 years for 2,000 units 	0-2 Years
3.1.4.C - Affordable Accessory Dwelling Units (ADU)	<ul style="list-style-type: none"> By 2023, develop a program and pursue funding to spur the development of affordable housing through the construction of ADUs. 	0-2 Years

County continues to provide programs to facilitate the development of ADU, including pre-approved ADU plans free of charge.

An analysis of various ADU subsidy programs offered through other jurisdictions revealed development and implementation of an ADU subsidy program administered by HCDS to be impractical, particularly given the challenges associated with ensuring sustainable funding.

3.1.4.D - Accessory Dwelling Unit (ADU) Subsidy Program	<p>By 2023, 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.</p>	0-2 Years	<p>An analysis of various ADU subsidy programs offered through other jurisdictions revealed development and implementation of an ADU subsidy program administered by HCDS to be impractical, particularly given the challenges associated with ensuring sustainable funding.</p>
3.1.4.E - Accessory Dwelling Unit (ADU) Efficiency Improvements program	<p>By 2022 investigate opportunities to increase efficiency during the review of ADU applications, such as increasing coordination between departments, preparing informational handouts, and setting up a consultation process for applicants that are on septic.</p>	0-2 Years	<p>The County continues to provide programs to facilitate the development of ADU, including pre-approved ADU plans free of charge. An ADU Handbook was created and shared publicly to provide information for developing ADUs.</p>
3.1.5.A - Build Green Incentive Program	<p>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.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> • 15 permits annually over 8 years for 120 permits <p>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.</p>	Ongoing	<p>County continues to provide programs to facilitate green buildings including incentives of reduced plan check turnaround time and a reduction in plan check and building permit fees for projects meeting the Green Building Incentive Program requirements in Natural Resource, Water, and Energy Conservation.</p>
3.1.5.B - Residential Solar Photovoltaic (PV) Building Permits	<p>Quantified Objectives:</p> <ul style="list-style-type: none"> • 8,000 residential solar PV building permits annually over 8 years for 40,000 permits 	Ongoing	<p>In 2023, there were 8,541 residential solar photovoltaic permits approved.</p>

<p>3.2.1.A - Density Bonus Ordinance Update</p>	<p>On an ongoing basis, review and update the Density Bonus Ordinance to be consistent with state law. Specifically update ordinance by 2022 to address the following:</p> <ul style="list-style-type: none"> • SB 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. 	<p>0-2 Years</p>	<p>Project completed with Housing Zoning Ordinance Update in Summer 2023. The Density Bonus Program allows housing developers to build more units on a property than are otherwise permitted as long as a certain percentage of the additional units are reserved for low- or moderate-income households. In 2024, HCDS executed one Density Bonus Regulatory Agreement for a seven-unit development in the unincorporated County. One unit will be reserved for a low-income household at or below 80% AMI.</p>
<p>3.2.1.B - Density Bonus Projects</p>	<p>Publicize density bonus incentives to developers through community events and information posted on PDS and HCDS websites.</p>	<p>Ongoing</p>	
<p>3.2.2.A - Affordable Housing Projects</p>	<p>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.</p>	<p>Ongoing</p>	<p>There continues to be an expedited permit process for affordable housing projects in compliance with Board Policy A-68 and state laws.</p>

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 (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.

Quantified objective: Facilitate the development of 150 lower-income units within the unincorporated areas over eight years. (The County also facilitates affordable housing in the cities

Ongoing

3.2.3.A - Affordable Housing and Services Funds

\$4,283,065 in Community Development Block Grant (CDBG) funds, \$2,870,446 in Home Investment Partnerships (HOME) funds, \$371,576 in Federal Emergency Solutions Grant (ESG) funds, \$425,696 in State ESG funds, and \$6,369,845 in Housing Opportunities for People With AIDS (HOPWA) funds.

HCDS disbursed final rental assistance for the Emergency Rent and Utilities Assistance (ERAP) program. In 2024, ERAP assisted 245 households, of which 54 were in the unincorporated area. Overall, ERAP assisted over 23,550 households, of which 5,745 were in the unincorporated area.

In 2024, HCDS funded nine housing developments in the amount of \$66,058,044 to support the development/rehabilitation of 695 units. Funding sources include \$11,262,425 of federal HOME/HOME-ARP/CDBG funds, \$14,171,431 of local Innovative Housing Trust Fund dollars, \$27,371,282 of local County BHIF/ARPA funds, \$10,748,132 of state No Place Like Home funds, and \$2,504,774 of state Permanent Local Housing Allocation funds. One development is located in the unincorporated area and includes 54 units. One development is located on County-owned land. Since 2021, 177 units have been funded in the unincorporated area.

In 2024, HCDS awarded three housing developments in the amount of \$26,897,892 to support the development/rehabilitation of 284 units. One development was also awarded County-owned land to develop 136 units.

HCDS released one Notice of Funding Availability (NOFA) in 2024. Eligible activities for this NOFA included the construction, acquisition, rehabilitation, and/or preservation of affordable multifamily rental housing. Additionally, Project-Based Vouchers (PBV) and VASH Project-Based Vouchers were available. The NOFA released included a preference for developments located in the unincorporated area or on County-

	<p>Continue to provide HCVs including other PIH funded vouchers, such as VASH, Mainstream, FUP, etc., to extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions within the service area of the PHA. The Housing Authority uses Small Area Fair Market Rents to improve access to high-resource areas, improve choice, and deconcentrate poverty. Additionally, each year Payment Standards are set at the maximum amount allowable based on the annual budget.</p>		
<p>3.2.4.A - Housing Choice Vouchers (HCV)</p>	<p>Quantified Objectives: 6,000 extremely low- and very low-income households assisted with HCVs in the unincorporated area over 8 years</p>	<p>(Note: HCVs are available to income-eligible households PHA jurisdiction wide)</p>	<p>Ongoing</p>
<p>3.2.4.B - Tenant-Based Rental Assistance (TBRA)</p>	<p>Continue to provide assistance to extremely low- and very low-income households.</p>	<p>Ongoing</p>	<p>The Housing Authority of the County of San Diego (HACSD) has continued to administer the Housing Choice Voucher program for the unincorporated area and 13 other jurisdictions in the County. In 2024, out of the 11,510 households served, 2,087 very low and extremely low-income households were served in the unincorporated area, including households assisted at three Project Based Voucher developments. Since 2021, the HACSD has served 8,660 extremely low- and very low-income households in the unincorporated area, with an unduplicated count of 2,934 households.</p> <p>In 2024, the Housing Authority of the County of San Diego (HACSD) administered Tenant-Based Rental Assistance (TBRA) programs to 367 participants using HOME, HOPWA, and other local funds. The HACSD served 63 low and extremely low-income TBRA households in the unincorporated area. TBRAs serve emancipated foster youth, families reunifying with children, persons coming from homelessness, and persons with an HIV/AIDs diagnosis.</p>

	<p>Annually promote participation of current and new landlords in the Housing Choice Voucher (HCV) and other rental assistance programs through outreach and education. Information provided includes program rules, benefits of participation, processes for tenants and landlords, and other key program guidelines such as recent changes in applicable laws or program rules.</p>		
<p>3.2.4.C - Outreach and Education to Landlords</p>	<p>Quantified Objectives: Engage 100 new and existing landlords annually through advertising and outreach events. Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs.</p>	<p>Ongoing</p>	<p>In 2024, HCDS hosted 6 outreach events to inform landlords and community partners of the benefits of participating in the Landlord Incentive Program (LIP), distributed housing resources, and provided advocacy and support. The HCDS Landlord Liaison hosted quarterly landlord meetings to provide insight on services including guest speakers from the San Diego Legal Aid Society, CSA San Diego County, Nan McKay and Associates INC, SDG&E, and the San Diego Housing Commission. HCDS provided support to 28 outreach events throughout the San Diego community consisting of audiences ranging from families, general community, foster and kinship, justice involved individuals and families, and homeowners/landlords. The HACSD provided outreach and education to a total of 259 landlords.</p>
<p>3.2.5.A - Down Payment and Closing Cost Assistance (DCCA) Program</p>	<p>Quantified Objectives: Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years.</p>	<p>Ongoing</p>	<p>In 2024, the Down Payment and Closing Cost Assistance (DCCA) program assisted 11 households in the unincorporated area. Since 2021, 48 households in the unincorporated area have been assisted under the DCCA and Permanent Local Housing Allocation (PLHA) programs.</p>

In Fiscal Year 2023-24, 89 residents who lived in the San Diego Urban County, which is comprised of the unincorporated area of San Diego County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach, benefited from the program.

In response to the increased evictions caused by the COVID-19 pandemic, the federally funded American Rescue Plan Act (ARPA) Tenant Legal Services Program was launched in November 2021. This initiative provides critical legal services, housing counseling, and eviction prevention outreach to vulnerable households.

In 2024, the Tenant Legal Services Program assisted 1,763 households.

Since the program's inception, the tenant legal services program has supported 6,177 unduplicated households, helping them secure stable housing and avoid eviction.

3.3.1.A - Homeless Services Funding	Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at-risk of homelessness.	Ongoing
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3.3.1.B - Zoning Ordinance Amendments to Facilitate Shelter Development	Pursuant to state law, amend the Zoning Ordinance by the end of 2022 to address the following recent changes to state law regarding housing for the homeless: <ul style="list-style-type: none"> • Low Barrier Navigation Centers (AB 101) • Emergency and Transitional Housing (AB 139) • Supportive Housing (AB 2162) 	0-2 Years
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Project completed with Housing Zoning Ordinance Update in Summer 2023.

3.3.2.A - Group Homes for Seven or More	<p>In 2022, the County will review its Zoning provisions for large group homes (7+ persons) and will implement mitigating strategies to remove potential constraints and to facilitate objectivity in review and approval in the development of large group homes.</p>	Ongoing	<p>The Development Designators project combines multiple Housing Element Implementation actions and a Removing Barriers to Housing Item to analyze the Zoning Ordinance and develop options to align with the General Plan to 1) Expand Housing Diversity and 2) Facilitate RHNA and Multi-Family Site Development and Group Homes.</p>
3.3.3.A - Senior Housing Program Options	<p>Explore the feasibility of developing a program that would facilitate/remove barriers to senior and assisted living housing development, and return to the Board with program options, funding and resource needs by Fall 2023 for further direction.</p>	0-2 Years	<p>PDS staff completed this item by developing feasible recommendations that would facilitate/remove barriers to senior and assisted living housing development. On October 9, 2024, the Board of Supervisors directed staff to move forward with developing a Senior and Assisted Living Overlay Zone, Senior Housing Density Bonus Updates, a Visitability Density Bonus Program, a Universal Design Density Bonus Program, and directing all County Departments to annually identify and report underused land (if any) to the Department of General Services for potential reuse as affordable housing.</p>
3.2.3.B - Inventory of Surplus Sites	<p>Annually 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.</p>	Ongoing	<p>One surplus site (Ocean View) was offered for development in 2024. The developer selection process is estimated to conclude in early 2025.</p> <p>A total of six projects with 954 units are in the process of securing funding for developments located on surplus sites. In 2024 one development (Levant Senior Cottages) with 127 units completed construction with two additional development sites with 468 units under construction.</p>
3.4.1.A - Preservation of At-Risk Housing	<p>Work to preserve projects (totaling 22 units) identified as at risk of converting to market-rate housing. Strategies include:</p> <ul style="list-style-type: none"> - Monitoring project status annually. - Ensuring property owners comply with the extended noticing requirement (three-year, one-year, and six-month notices) under State law. - Include preservation as an eligible use in Notices of Funding Availability. 	Ongoing	<p>In 2024, one Notice of Funding Availability (NOFA) was open and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.</p>

	<p>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. Annually explore additional funding opportunities from State and federal programs and emphasize outreach to communities (such as Backcountry) with concentrated substandard housing issues to expand participation in programs.</p>		
<p>3.4.2.A - Home Repair Program</p>	<p>Quantified Objectives: 30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years.</p>	<p>Ongoing</p>	<p>In 2024, the County of San Diego Home Repair Program assisted 33 households in the unincorporated areas. Since 2021, 147 households in the unincorporated area have been assisted.</p>
<p>3.5.1.A - Public Education Programs</p>	<p>Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.</p>	<p>Ongoing</p>	<p>Community meetings have been hosted on a variety of virtual platforms that include interactive features such as chats rooms, polls, and question and answer. For example, the virtual Annual Plan Community Forums facilitated on July 1 and July 19, 2024 was held via Microsoft Teams. Public interaction options included polls, documenting feedback written in the chat feature, and documenting verbal feedback provided by members of the public. The County made efforts to broaden public participation for all community events and outreach campaigns including providing outreach materials in HCDS and County threshold languages, advertising on Facebook, the HCDS website, the County News Center, via mail and email, and providing physical copies of both English language and translated outreach materials.</p>

	<p>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.</p>		<p>In Calendar Year 2024, HCDS conducted, participated in, or facilitated twenty (20) outreach meetings, events, and webinars. Events may occur in-person, virtually, and hybrid (both in-person and virtually) and included the following:</p> <p>HCDS hosted an Industry Day in November 2024 to support an open NOFA. Stakeholders were provided information on the County's available funding and application details and given an opportunity to ask questions.</p> <p>Twelve (12) Consolidated Plan community forums hosted in June and July 2024, as well as two (2) Community Development Block Grant application workshops. Additionally, HCDS hosted three (3) noticed public hearings: one on March 12, 2024 to solicit input on the 2024-25 Annual Plan, one on September 10, 2024 to solicit input on the Consolidated Annual Performance and Evaluation Report (CAPER), and one on October 22, 2024 to solicit input about the FY 2025-26 Consolidated Plan Strategy. In total, 242 residents provided feedback on Consolidated Plan funding priorities.</p> <p>HCDS hosted two (2) meetings with the Resident Advisory Board (RAB) comprised of nine appointed residents of Public Housing or participants of the Housing Choice Voucher programs. Through the RAB meetings, the board members were able to provide recommendations to the Agency Plan, Administrative Plan, and the Admissions and Continues Occupancy Policies (ACOP).</p>
<p>3.5.1.B - Community Meetings and Workshops</p>	<p>Quantified Objectives: 10 community engagements annually.</p>	<p>Ongoing</p>	
<p>3.5.1.C - Outreach Methods</p>	<p>Implement outreach campaign using multi-media platforms, including social media such as Facebook and YouTube, as well as other meeting/discussion forums such as chat rooms and webinars.</p>	<p>Ongoing</p>	<p>The county has implemented outreach campaigns using several multi-media platforms, including e-blasts, social media such as Facebook and NextDoor, as well as other meeting/discussion forums such as chat rooms and webinars. Publicity for the Consolidated Plan surveys and community forums yielded nearly 85,000 impressions and 242 residents participated.</p>

<p>3.6.1.A - San Diego Regional Alliance for Fair Housing (SDRAFFH)</p>	<p>Participate in the SDRAFFH which coordinates regional responses to housing discrimination issues and monitors progress toward addressing impediments identified in the Regional Analysis of Impediments to Fair Housing.</p>	<p>Ongoing</p>	<p>In 2024, HCDS attended one (1) quarterly meeting hosted by a neighboring Public Housing Authority, 8 monthly subcommittee meetings with SDRAFFH, four (4) quarterly SDRAFFH meetings, the Annual Fair Housing Conference from April 17-18, 2024, and the SDRAFFH Annual Meeting. HCDS also hosted a Fair Housing Webinar for Landlords on April 18, 2024.</p>
<p>3.6.2.A - Fair Housing Services</p>	<p>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. Scope of services includes bilingual outreach and education materials, multilingual tenant legal counseling, quarterly testing, and public seminars, among others. Encourage increased efforts to provide services in communities with disproportionate housing needs (such as Spring Valley, Bostonia/Lakeside, Valle de Oro, Rancho Santa Fe, Ramona, Fallbrook, Sweetwater, and Backcountry).</p>	<p>Ongoing</p>	<p>In Fiscal Year 2023-24, 89 residents who lived in the San Diego Urban County, which is comprised of the unincorporated area of San Diego County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach, benefited from the program.</p> <p>In response to the increased evictions caused by the COVID-19 pandemic, the federally funded American Rescue Plan Act (ARPA) Tenant Legal Services Program was launched in November 2021. This initiative provides critical legal services, housing counseling, and eviction prevention outreach to vulnerable households.</p> <p>In 2024, the Tenant Legal Services Program assisted 1,609 households.</p>
<p>3.6.3.A - Fair Housing Random Testing</p>	<p>Quantified Objectives: 250 persons assisted with fair housing services annually for 2,000 persons over 8 years. Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.</p>	<p>Ongoing</p>	<p>Since the program's inception, the tenant legal services program has supported 5,923 unduplicated households, helping them secure stable housing and avoid eviction.</p> <p>In Fiscal Year 2023-24, 40 fair housing tests with Race and Disability as the test categories were completed in the San Diego Urban County, which is comprised of the unincorporated area of San Diego County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach.</p>

<p>3.6.5.B - Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe</p>	<p>In areas of opportunity (such as Rancho Santa Fe and Alpine) and outside of areas of concentrated poverty (such as Spring Valley), develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing). Incentives and tools may include: permit streamlining, reduced fees, and other zoning tools.</p>	<p>0-2 Years</p>	<p>The housing options, housing zoning ordinance update, objective design standards projects are all zoning change projects that started in 2022 and ongoing. The Housing Zoning Ordinance update and Objective Design Standards projects were completed. The Housing Opportunities project is ongoing and will include streamlining and developing incentives to increase housing choices and affordability.</p>
<p>3.6.6.A - Office of Environmental and Climate Justice</p>	<p>Establish an Office of Environmental and Climate Justice within the Land Use and Environment Group (LUEG) to ensure that County efforts are advanced to meaningfully address equity, environmental and climate justice and communities disproportionately impacted by environmental burdens and related health problems, and to ensure that the County’s collective efforts in reducing greenhouse gas emissions, addressing food justice, transportation equity, and the protection of civil rights in emergency planning and response are also present.</p>	<p>0-2 Years</p>	<p>This item is complete. The Office of Environmental and Climate Justice was approved unanimously by the dais in May, 2021 and has been established as part of the Land Use and Environmental Group.</p>
<p>3.6.6.B - Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty</p>	<p>Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation by 2025.</p>	<p>2-7 Years</p>	<p>This project hasn’t started yet. The County anticipates starting the implementation of this program by 2025</p>

<p>3.6.6.C - Negative Environmental, Neighborhood, Housing, and Health Impacts</p>	<p>Address the negative impacts associated with the siting and operation of land use such as industrial, agricultural, waste storage, and energy productions, etc. in disadvantaged communities. Develop list of focus areas and coordinate with the Environmental Justice Element to create a specific action plan by 2025.</p>	<p>0-2 Years</p>	<p>This project hasn't started yet. The County anticipates starting the implementation of this program by 2025</p>
<p>3.6.6.D - Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy</p>	<p>Explore tools to create amenities in neighborhoods of lower resources or generate funding for targeted neighborhood improvements. Develop list of implementation options to present to the Board of Supervisors for direction by the end of 2025.</p>	<p>2-7 Years</p>	<p>This project hasn't started yet. The County anticipates starting the implementation of this program by 2025</p>
<p>3.6.6.E - Fallbrook Subarea Plan</p>	<p>The County will complete a Fallbrook Subarea Plan by the end of 2023. The plan will include place-based strategies such as revised zoning, design guidelines, and landscape/streetscape plans that will contribute to the revitalization of the Fallbrook Village. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element's fair housing analysis. Implementation of these strategies will begin in 2023.</p>	<p>0-2 Years</p>	<p>The Fallbrook Subarea Plan was adopted. With the support of community and industry stakeholders, staff identified amendments to the Fallbrook Village zoning regulations that will help achieve the long-term vision of the village while removing potential constraints to development and barriers to housing. Some of the zoning amendments include changes to building setbacks, building height, commercial parking standards, residential density, and a rezone of four privately owned parcels.</p>

<p>3.6.6.F - Twin Oaks Community Plan Update</p>	<p>The Twin Oaks Community Plan update will address fair housing issues within North County Metro, Buena Creek station area. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element’s fair housing analysis. Implementation of the Plan is anticipated to begin in 2025. 2-7 Years</p>	<p>The Twin Oaks Community Plan Update is paused. An updated approach to Community Planning is being developed through the Sustainable Land Use Framework project.</p>
<p>3.6.6.G - Place-Based Strategies in Low-Resource Communities and Environmental Justice Communities</p>	<p>Implement place-based strategies in low-resource communities (Bostonia, Fallbrook, Spring Valley, and North County Metro), as well as environmental justice communities through Environmental Justice programs and policies. The place-based strategies will include anti-displacement strategies such as value recapture strategies, community-led programs to prevent displacement, foreclosure assistance resources, rent control policies, and protections for low-income renters. Development of these strategies will begin in 2022 and they will focus on revitalization and preservation of these communities and reducing displacement risks. 0-2 Years</p>	<p>The Development Feasibility Analysis study was completed in 2024 which studied barriers to development in these areas.</p>
<p>3.6.7.C - Proactive Housing Rehabilitation Resources</p>	<p>By the end of 2022, develop a proactive housing rehabilitation resources program that targets areas of concentrated rehabilitation needs to facilitate repairs and to mitigate potential costs, displacement, and relocation impacts on residents. 0-2 Years</p>	<p>Staff began identifying potential data sources to identify areas of concentrated rehabilitation needs. This program is underway and expected to be completed by the end of 2025.</p>

3.6.7.D - Participation in Decision Making Process	<p>Promote participation in community meetings by:</p> <ul style="list-style-type: none"> • Addressing language barriers and meeting times. • Recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local decision-making bodies. 	Ongoing	<p>PDS has established the following processes: • Translate Gov Delivery Communications into 8 threshold languages (9 Dialects); • Provide flyers for webinars and public meetings in English and Spanish, and into any of the other threshold languages as determined by census data or by public request; • Websites available in all languages via the Google Translate function at the top of the webpage, • Public notices that are mailed out for projects are provided in all eight threshold languages.</p>
3.6.7.E - Mobile Home Park Preservation	<p>Implement County policy and procedure for mobile home park preservation. Provide technical assistance to park tenants to apply for grants to preserve the park.</p>	Ongoing	<p>The County continues to implement policy to preserve mobile home parks. Staff continue to provide technical assistance and information to park tenants.</p>

<p>3.6.7.B - Department of Homeless Solutions and Equitable Communities</p>	<p>The creation of this new department will achieve better coordination of existing and future County homeless activities and programs and serve as a central point of contact and collaboration for outside partners in order to help vulnerable San Diegans and</p>	<p>Ongoing</p>	<p>emergency housing solutions. As part of these efforts OHS continues to operate Magnolia Safe Parking in Unincorporate El Cajon and launched Bancroft Safe Parking Site in Spring Valley. OHS also received HUD funding and Board approval for Grantville Safe Parking temporary 1 year project anticipated to launch in Spring 2025. Additionally Board approved Troy Sleeping Cabins project currently in design phase with construction anticipated to begin in Summer 2025. OHS continues to have capacity in the Building Partnerships Program for private/public partnerships to help establish sleeping cabin shelters on private property with one-time grants issued by OHS. OHS continues to leverage RHAP program (Regional Homeless Assistance Program) to shelter those experiencing homelessness in unincorporated and the Board approved new procurement for RHAP anticipated to be in place by Summer 2025. OHS is also leveraging Local Rental subsidy program for exits from RHAP into more permanent housing options. 2. OHS continues to manage \$10M in capital emergency housing grants and through this program multiple Cities were awarded grants to expand emergency housing options in their jurisdictions. 4. OHS continues to administer the following specialized programs serving most vulnerable populations: HomeSafe program for older adults experiencing homelessness, Pilot Shallow Rental Subsidy Program for Seniors, Specialized Funding for Imminent Needs flexible funding program, Eviction Prevention Program and three LGBTQ+ programs (housing, services and training capacity, Housing our Youth, Community Care coordination and Alternatives to Incarceration programs for justice involved individuals and Housing and Disability Advocacy program serving those with disabilities. 5. OHS received two separate funding awards totaling \$22M from State's encampment resolution grant funding and works collaboratively with other jurisdictions to address large encampments in SD riverbed and Plaza Bonita area. Both programs launched and are offering outreach, emergency and permanent housing supports. 6. OHS direct services staff completed 54K engagements with homeless individuals, 7.3K self-sufficiency applications and housed over 2.1K</p>