

Board of Supervisors

Meeting Time: 06-24-26 09:00

eComments Report

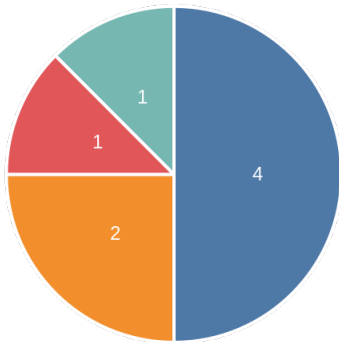
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Board of Supervisors	06-24-26 09:00	23	8	4	2	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (50%) Oppose (25%) Neutral (12%)
No Response (12%)



Board of Supervisors

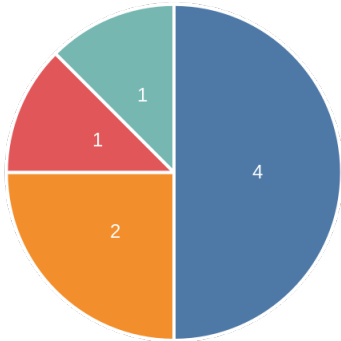
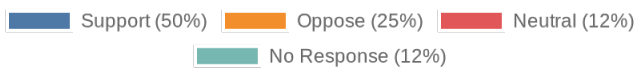
06-24-26 09:00

Agenda Name	Comments	Support	Oppose	Neutral
5. NOTICED PUBLIC HEARING: ADOPTION OF THE COUNTY OF SAN DIEGO INCLUSIONARY HOUSING ORDINANCE, RELATED IN LIEU FEE ORDINANCE, AND CEQA EXEMPTION	8	4	2	1

Sentiments for All Agenda Items

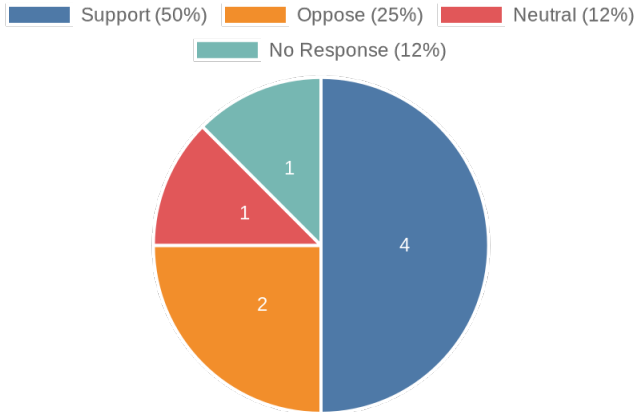
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 5. NOTICED PUBLIC HEARING:
ADOPTION OF THE COUNTY OF SAN DIEGO INCLUSIONARY HOUSING ORDINANCE, RELATED IN LIEU FEE ORDINANCE,
AND CEQA EXEMPTION

Overall Sentiment



Georgette Gomez

Location: 92113, San Ysidro
Submitted At: 11:10am 06-24-26

The County's Inclusionary Housing Ordinance should maximize affordable housing production while expanding access to opportunity-rich communities. Inclusionary housing is a critical tool for capturing land value and addressing historic patterns of segregation and exclusion.

Given RHNA obligations, the ordinance should prioritize homes for very low-income households earning below 50% AMI, where the need is greatest. The policy should be tiered, with higher affordability requirements and lower project thresholds in high-opportunity areas that can support greater density.

The ordinance should prioritize on-site affordable housing production. In-lieu fees should be limited and structured to produce equal or greater affordable housing outcomes, while for-sale fees should support affordable homeownership opportunities. Off-site development and land dedication should be limited to high-resource and VMT-efficient infill areas.

Jessica Ripper

Location: 92104, San Diego
Submitted At: 8:22am 06-24-26

Inclusionary housing provides a critical tool for capturing land value to build affordable homes while also reversing prior discriminatory and segregationist policies. RHNA numbers call for an initial focus on addressing the County's most critical need--homes for very low-income households (<50% AMI). The policy should also be tiered with lower unit thresholds and higher set-asides in opportunity-rich areas that can absorb higher density rather than using a one-size-fits-all approach. Rental in-lieu fees should incentivize on-site development; for-sale in-lieu fees should be used to create family homes for low-income homebuyers, promoting economic mobility. Off-site development and land donation should be limited to high/highest resources or VMT-efficient infill areas to promote resident quality of life. Most important, feasibility studies should be conducted every 3-5 years, set-asides adjusted every few years to reflect market conditions, and in-lieu fees updated annually.

Susan Baldwin

Location: 92116, San Diego
Submitted At: 8:21am 06-24-26

Please note the comments from the Sierra Club dated March 7, 2023 (resent via email this morning) regarding the proposed Inclusionary Housing Ordinance. In particular, for General Plan Amendments (GPAs) the Sierra Club urges the County Board of Supervisors to require 20 percent affordable units at 65 percent Area Median Income (AMI) with no In-Lieu Fee option (allowing as alternative compliance a dedication of developable land of equivalent value) like the City of San Diego's North City Inclusionary Housing requirement. It is important that the affordability requirement be set at 65 percent (OR lower) AMI, NOT at 80 percent AMI, which is the high end of the Low Income category and given the region's high Area Median Income would provide units that are close to market rate in cost, and therefore would not serve the households with greater needs.

Sasha Schuringa

Location: 92028, Fallbrook
Submitted At: 7:56pm 06-23-26

I respectfully request that the Board delay any special tax vote related to Permanent Road Divisions until the issues raised in the lawsuit filed by Citizens for Sustainable PRDs and Roads have been fully addressed.

The lawsuit alleges deficiencies in the County's administration of PRD 13A, including assessment practices, fund management, cost recovery, and the need for a complete accounting of PRD revenues and expenditures. Until that accounting and review of PRD books and records (going back decades) are completed, neither residents nor the County will have a clear understanding of the extent of any deficiencies, potential liabilities, recoverable funds, or actual funding needs.

Proceeding with a special tax vote before these matters are resolved would be premature. I urge the Board to postpone any vote until the accounting is completed and the public has accurate information on which to make an informed decision.

F L

Location:
Submitted At: 2:47pm 06-23-26

Nope.

Lynne Malinowski

Location: 92028, Fallbrook
Submitted At: 2:54pm 06-22-26

I cannot fully support the entire list of options for the policy decisions. I think that this ordinance needs to be serious about getting the affordable housing units built, and not paying lip service to the issue by allowing In-Lieu fees. My recommendations:

Policy Decision #1 = Tier 2

Policy Decision #2 = 10 or more units

Policy Decision #3 = Allow onsite ADUs provided they are affordable - and - offsite development as described AS LONG AS THE UNITS ARE ACTUALLY BUILT.

I do not support (OPPOSE) any options that do not result in having actual affordable housing units BUILT. No "In-Lieu fee" payments because the whole point is to produce affordable housing units WHEN the original development is built.

Policy Decision #4 - All of the Above

Dan Silver

Location:
Submitted At: 1:17pm 06-22-26

As you finalize the ordinance, Endangered Habitat League urges careful consideration to the comments provided

by Nico Calavita, Professor Emeritus, Graduate Program in City Planning, SDSU.

Paul Henkin

Location: 91902, Bonita

Submitted At: 9:39am 06-17-26

A step in the right direction. Devil's in the details, which seem to favor other than housing. It could lead to good things, like a truly integrated society.

I do not like Section 6341.D.2 which allows the developer to create off-site affordable units, the equivalent of low income projects or ghettos.

This ordinance will only be truly inclusionary at the smallest possible project size. Section 6341B Option 1 is the way to go. However subsection 6341b.1.ii exempting units at 80% AMI has gotta go. This basically EXcludes most low income and homeless people.

Section 6341c.2 mandating the duration of affordability at 55 years should be changeable if, for instance, the number of people needing affordable housing decreases dramatically.

I do not favor in-lieu fees. We are talking about housing people, not letting rich developers pay their way out of providing affordable housing by contributing to another fund, which might be raided like the unlocked reserves.