

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, MARCH 25, 2026**

MINUTE ORDER NO. 10

SUBJECT: 2025 GENERAL PLAN & HOUSING ELEMENT ANNUAL PROGRESS REPORT AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)

OVERVIEW

The County of San Diego (County) is committed to meeting the housing needs of all residents. In compliance with State law, this Board item presents the 2025 General Plan and Housing Element Annual Progress Report (GP APR), detailing the County's efforts to implement housing policies and track housing development within the County's unincorporated area. The State of California (State) requires all local governments, including the County, to adequately plan to meet the housing needs of everyone in the community, at all income levels. The County meets this requirement by adopting a housing plan, known as the Housing Element, as part of the County's General Plan. The General Plan <<https://www.sandiegocounty.gov/content/sdc/pds/generalplan.html>> serves as the County's blueprint for growth and development. Within the State's regulations for the General Plan, the County must plan for its Regional Housing Needs Allocation (RHNA). This allocation reflects the amount of housing planned for in the unincorporated area within the County's land use jurisdiction between 2021 and 2029. To meet local housing needs, the County's Housing Element includes an implementation plan, with actions it has committed to, that will support housing development at all income levels.

The State requires all local governments to submit a GP APR each year. This report supports transparency and helps ensure the community's housing needs are met by informing decision makers about the impact of the County's programs and initiatives that facilitate the production of housing, especially affordable housing. The 2025 GP APR was prepared by Planning & Development Services (PDS) in collaboration with other County teams including Housing & Community Development Services (HCDS) and the Department of General Services (DGS). The report focuses on key data required to be submitted to the State (Attachment A). This includes details about the amount of housing being developed in the unincorporated area during the year, as well as details about the County's progress on implementing the actions listed in the Housing Element. Overall, the County has already exceeded its RHNA for permitting housing affordable for low, moderate, and above-moderate income households. However, the County is significantly behind with very-low income housing, with only 28% being met. At the current rate, the County will not have enough very low income housing to meet the 6th cycle RHNA by 2029. This report provides more details below on housing development in the unincorporated area.

Government Code Section 65400 requires the GP APR to be provided to the Board of Supervisors in a public hearing to ensure transparency. Today's request is for the Board to accept the 2025 GP APR.

RECOMMENDATIONS

CHIEF ADMINISTRATIVE OFFICER

Planning & Development Services recommends that the Board of Supervisors:

1. Find that the proposed project is not subject to the California Environmental Quality Act (CEQA) because it is not a project as defined in Section 15378(b)(5) of CEQA Guidelines.

2. Accept and file the 2025 General Plan and Housing Element Annual Progress Report (Attachment A, on file with the Clerk of the Board).

EQUITY IMPACT STATEMENT

Annual reporting on the County’s implementation of the General Plan and Housing Element increases transparency about the impact of the County’s programs and initiatives on providing equitable solutions to local issues. The General Plan and Housing Element Annual Progress Report (GP APR) provides information on the County’s efforts to meet the housing needs of individuals and families from all economic segments of the unincorporated communities, including those with very low incomes (households with up to 50 percent of the Area Median Income (AMI)) and low incomes (households with 51 percent to 80 percent of the AMI). These affordability levels are defined by the U.S. Department of Housing and Urban Development (HUD) based on surveys of local AMI and family size. The GP APR is an aggregate of land use planning and key housing data for the unincorporated county that can be used to inform policies and programs that improve outcomes related to equity, including those that increase access to affordable housing and improve conditions for people experiencing homelessness, low-income communities, and communities of color.

SUSTAINABILITY IMPACT STATEMENT

The General Plan and Housing Element Annual Progress Report (GP APR) accounts for the County of San Diego’s (County’s) progress in implementing the goals, policies, and programs outlined in the General Plan and Housing Element. The GP APR is an aggregate of land use planning and key housing data for the unincorporated county that can be used to inform policies and programs that promote equity and environmental sustainability, as well as ensure the community's well-being. This effort supports the County’s “Sustainability” strategic initiative to align the County’s available resources with services that promote economic stability. The GP APR promotes economic stability by providing transparent data, equitable access to information, operational accountability, and enterprise-wide collaboration.

FISCAL IMPACT STATEMENT

There is no fiscal impact associated with today’s recommendation for the Board to accept and file the 2025 General Plan Annual Progress Report (GP APR). There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Lawson-Remer, the Board of Supervisors took action as recommended.

AYES: Aguirre, Lawson-Remer, Montgomery Steppe

ABSENT: Anderson

NOT PRESENT: Desmond

State of California)
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter

