

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO.** 5/24/23 4#12

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1	County Staff	Powerpoint (39 pages)

2

3

4

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A	N/A	

B

C

D

E

F

G



County of San Diego

# Removing Barriers to Housing

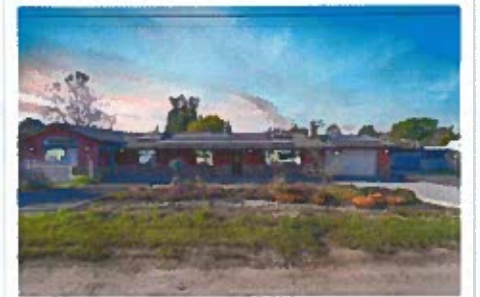
Board of Supervisors

May 24, 2023

Item # 12

# Background

- State and regional housing crisis
- Prior Board and department actions
- Board Direction on February 7, 2023: 90-day return
- Multi-department working group
  - PDS, DPW, DEHQ, CC, EDGA, HCDS, CFA, DPC, DGS, CC
  - Stakeholder ideas, best practices, enhancements
  - Realistic assumptions to meet commitments: cost and timing
  - Focus on high ROI items



# Actions: Timelines & Categories



Housing categories to be considered within each action:

1. 100% affordable housing
2. VMT Efficient & Infill areas
3. Workforce housing
4. All other housing

# Prohousing Designation

- Board Direction on February 7, 2023: 90-day return
  - Prohousing designation
  - April 5, 2023
  - One of four Prohousing Counties
  - Retain & leverage Prohousing status



# Overview: Short-Term Actions

## Reduce Review Times

- **Action 1:** Guaranteed Timelines for 100% Affordable Housing & Emergency Shelters
- **Action 2:** Guaranteed Timelines for VMT Efficient and Infill Areas
- **Action 3:** Guaranteed Timelines for Workforce and Other Housing
- **Action 7:** Over-the-Counter Reviews for Previously Approved Home Designs
- **Action 13:** Grading Ordinance Update
- **Action 15:** Completeness Policy for Applications (*Additional stakeholder engagement recommended*)

## Innovations

- **Action 4:** Prioritization of Contracts to Support Housing
- **Action 5:** Process Improvements
- **Action 6:** DEHQ Temporary Help: Sole Source Contracting Authority
- **Action 9:** Tools & Guidance for Applicants
- **Action 10:** Housing Legislation Outreach, Promotion, & Implementation
- **Action 12:** Expedite Implementation of the Housing Element

## Customer Liaisons

- **Action 8:** Permit Liaison/Support for Applicants
- **Action 11:** Development Feasibility Analysis Liaisons (Economic Development)

## Financial Incentives

- **Action 14:** Flexibility for Infrastructure Requirements (*Additional stakeholder engagement recommended*)
- **Action 16:** Fee Waivers (*For consideration*)
- **Action 17:** Grants for Supplemental Treatment Septic Systems (*For consideration*)

# Short-Term Actions: Reduce Review Time

Action 1: Guaranteed Timelines for 100% Affordable Housing & Emergency Shelters	Action 2: Guaranteed Timelines for VMT Efficient & Infill Areas	Action 3: Guaranteed Timelines for Workforce & Other Housing
<b>100% Affordable Housing:</b> <ul style="list-style-type: none"> <li>• 30 Day Discretionary Review with CEQA Environmental Studies</li> <li>• 5 Day Building Permit Plan Check</li> <li>• 5 Day Septic Review</li> </ul>	<b>VMT Efficiency and Infill Area Housing:</b> <ul style="list-style-type: none"> <li>• 30 Day Discretionary Review with CEQA Environmental Studies</li> <li>• 15 Day Building Permit Plan Check</li> <li>• 15 Day Septic Review</li> </ul>	<b>Action 3a: Workforce Housing:</b> <ul style="list-style-type: none"> <li>• 30 Day Discretionary Review including CEQA Environmental Studies</li> <li>• 15 Day Building Permit Plan Check</li> <li>• 30 Day Septic Review</li> </ul>
<b>Emergency Shelters:</b> <ul style="list-style-type: none"> <li>• 2 Day Building Permit Plan Check</li> <li>• 5 Day Septic Review</li> </ul>		<b>Action 3b: Other Housing:</b> <ul style="list-style-type: none"> <li>• 45 Day Discretionary Review including CEQA Environmental Studies</li> <li>• 20 Day Building Permit Plan Check</li> <li>• 30 Day Septic Review</li> </ul>
<b>Resources Needed:</b> <ul style="list-style-type: none"> <li>• 1 new staff as Affordable Housing Liaison</li> </ul>	<b>Resources Needed:</b> <ul style="list-style-type: none"> <li>• 10 new staff total                             <ul style="list-style-type: none"> <li>○ 8 staff funded by fees &amp; deposits</li> <li>○ 2 staff funded by \$433,697 ongoing GPR</li> </ul> </li> </ul>	<b>Resources Needed:</b> <p><u>Action 3a:</u></p> <ul style="list-style-type: none"> <li>• 4 new staff funded by fees &amp; deposits</li> </ul> <p><u>Action 3b:</u></p> <ul style="list-style-type: none"> <li>• 6 new staff funded by fees &amp; deposits                             <ul style="list-style-type: none"> <li>○ 1 staff funded by \$202,723 ongoing GPR</li> </ul> </li> </ul>



# Short-Term Actions: Reduce Review Time

## Action 7: Over-the-Counter Plan Review for Previously Approved Home Designs

- Home designs previously issued County building permits
  - Can be issued in the future without submitting plans, by appointment
- Allows minimal changes to approved design
- **Resources Needed:**
- None

### Reduce Review Times

- Action 1: Guaranteed Timelines for 100% Affordable Housing & Shelters
- Action 2: Guaranteed Timelines for VMT Efficient and Infill Areas
- Action 3: Guaranteed Timelines for Workforce and Other Housing
- **Action 7: Over-the-Counter Reviews for Previously Approved Home Designs**
- Action 13: Grading Ordinance Update
- Action 15: Completeness Policy for Applications (*Additional stakeholder engagement recommended*)



# Short-Term Actions: Reduce Review Time

## Action 13: Grading Ordinance Amendment for By-Right Housing

- Grading permits currently require discretionary review
- Could facilitate by-right housing with ministerial grading permit
- Amendment to Grading Ordinance for by-right housing

### Resources Needed:

- One-time funding of \$150,000

#### Reduce Review Times

- Action 1: Guaranteed Timelines for 100% Affordable Housing & Shelters
- Action 2: Guaranteed Timelines for VMT Efficient and Infill Areas
- Action 3: Guaranteed Timelines for Workforce and Other Housing
- Action 7: Over-the-Counter Reviews for Previously Approved Home Designs
- Action 13: Grading Ordinance Update
- Action 15: Completeness Policy for Applications (*Additional stakeholder engagement recommended*)

# Short-Term Actions: Reduce Review Time

## Action 15: Completeness Policy for Applications

- Requires applications and plans to be 100% complete
  - Staff would not review until a project application is complete
- Policy could impact less experienced applicants

### Resources Needed:

- None

***\*Additional stakeholder engagement recommended***

#### Reduce Review Times

- Action 1: Guaranteed Timelines for 100% Affordable Housing & Shelters
- Action 2: Guaranteed Timelines for VMT Efficient and Infill Areas
- Action 3: Guaranteed Timelines for Workforce and Other Housing
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- Action 13: Grading Ordinance Update
- Action 15: Completeness Policy for Applications (***Additional stakeholder engagement recommended***)

# Short-Term Actions: Innovations

## Action 4: Prioritization of Contracts to Support Housing

- Plan check services
- Housing-related policy procurements

### Resources Needed:

- 2 new staff to expedite future contracts
- Using existing DPC Internal Service Fund reserve

#### Innovations

- Action 4: Prioritization of Contracts to Support Housing

- Action 5: Process Improvements

- Action 6: DEHQ Temporary Help: Sole Source Contracting Authority

- Action 9: Tools & Guidance for Applicants

- Action 10: Housing Legislation Outreach, Promotion, & Implementation

- Action 12: Expedite Implementation of the Housing Element

# Short-Term Actions: Innovations

## Action 5: Process Improvements

Action 5a: Completeness Certification	Action 5b: Expanded Standard Corrections	Action 5c: Technology & Data Enhancements
<ul style="list-style-type: none"><li>• 3rd-party review of application types to certify applications</li></ul>	<ul style="list-style-type: none"><li>• Expand use of Standard Correction templates</li><li>• Allows applicants to review their application prior to submission</li></ul>	<ul style="list-style-type: none"><li>• Enhancing information technology to provide:<ul style="list-style-type: none"><li>○ Status of applications</li><li>○ Additional services online</li><li>○ Internal reporting and communication tools for multi-departmental projects</li></ul></li></ul>
<b>Resources Needed:</b> <ul style="list-style-type: none"><li>• None</li></ul>	<b>Resources Needed:</b> <ul style="list-style-type: none"><li>• None</li></ul>	<b>Resources Needed:</b> <ul style="list-style-type: none"><li>• 2 new staff for IT projects</li><li>• Ongoing funding of \$364,955</li><li>• One-time funding of \$1,200,000</li></ul>

# Short-Term Action: Innovations

## Action 6: DEHQ Sole Source Contracting Authority

- As-needed contracting for septic review
- California Association of Environmental Health Administrators (CAEHA)
- Will result in faster septic reviews

### Resources Needed:

- None

#### Innovations

- Action 4: Prioritization of Contracts to Support Housing
- Action 5: Process Improvements
- **Action 6: DEHQ Temporary Help: Sole Source Contracting Authority**
- Action 9: Tools & Guidance for Applicants
- Action 10: Housing Legislation Outreach, Promotion, & Implementation
- Action 12: Expedite Implementation of the Housing Element

# Short-Term Action: Innovations

## Action 9: Tools and Guidance for Applicants

- "Submit Smart" Video Series with key information and tips to:
  - Shorten project timelines
  - Help applicants check the work of their own consultants and contractors
- Prepared by multiple departments
- Offered in multiple languages

### Resources Needed:

- One-time funds of \$100,000 to create videos

#### Innovations

- Action 4: Prioritization of Contracts to Support Housing
- Action 5: Process Improvements
- Action 6: DEHQ Temporary Help: Sole Source Contracting Authority
- **Action 9: Tools & Guidance for Applicants**
- Action 10: Housing Legislation Outreach, Promotion, & Implementation
- Action 12: Expedite Implementation of the Housing Element



# Short-Term Action: Innovations

## Action 10: Housing Legislation Outreach, Promotion, & Implementation

- Increased housing legislation in recent years
- Requires additional community engagement
- Implementation more complex than in years past

### Resources Needed:

- 3 new staff to help interested communities understand legislation
- Ongoing funding of \$587,097

#### Innovations

- Action 4: Prioritization of Contracts to Support Housing
- Action 5: Process Improvements
- Action 6: DEHQ Temporary Help: Sole Source Contracting Authority
- Action 9: Tools & Guidance for Applicants
- Action 10: Housing Legislation Outreach, Promotion, & Implementation
- Action 12: Expedite Implementation of the Housing Element



# Short-Term Action: Innovations

## Action 12: Ensure Implementation of the Housing Element

- Ensure timely implementation of Housing Element
- Will facilitate additional housing sooner
- Without additional resources, more difficult to meet expanded workload and future needs

### Resources Needed:

- 6 new staff to keep up with demand
- Ongoing funding of \$1,097,751

#### Innovations

- Action 4: Prioritization of Contracts to Support Housing
- Action 5: Process Improvements
- Action 6: DEHQ Temporary Help: Sole Source Contracting **Authority**
- **Action 9:** Tools & Guidance for Applicants
- Action 10: Housing Legislation Outreach, Promotion, & Implementation
- **Action 12:** Expedite Implementation of the Housing Element

# Short-Term Action: Customer Liaisons

## Action 8: Permit Liaison/Support for Applicants

- Greater customer support with dedicated assistance to navigate the complex land development process
- Proactive issue identification and resolution
- Support with cross-departmental threading

### Resources Needed:

- 4 new staff for applicant navigation support
- Ongoing funding of \$772,041



### Customer Liaisons

- **Action 8:** Permit Liaison/Support for Applicants
- **Action 11:** Development Feasibility Analysis Liaisons (Economic Development)

# Short-Term Action: Customer Liaisons

## Action 11: Development Feasibility Analysis Liaisons (Economic Development)

- PDS and EDGA threading with industry
- Analysis to identify possible development opportunities
- Focused on VMT Efficient and Infill areas in four communities

### Resources Needed:

- 6 new staff as Development Feasibility Liaisons
- Ongoing funding of \$1,243,605

#### Customer Liaisons

- Action 8: Permit Liaison/Support for Applicants
- Action 11: Development Feasibility Analysis Liaisons (Economic Development)

# Short-Term Actions: Financial Incentives

Action 14: Flexibility for Infrastructure Requirements	Action 16: Fee Waivers	Action 17: Grants for Supplemental Treatment Septic Systems (STS)
<ul style="list-style-type: none"> <li>May decrease upfront construction cost</li> <li>Some projects may not provide infrastructure to support new growth</li> <li>Situations where infrastructure required for new development does not align with existing infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Pilot fee waiver program for 1 year or until funding expended:                             <ul style="list-style-type: none"> <li><u>Action 16a: Affordable Housing – Building Permit Fee Waiver</u></li> <li><u>Action 16b: VMT Efficient/Infill – Building Permit Fee Waiver</u></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>New grant program for homes not on sewer</li> <li>May be cost-prohibitive for building home and STS system</li> <li>Grant program to help fund STS</li> </ul>
<b>Resources Needed:</b> <ul style="list-style-type: none"> <li>Stakeholder input needed for scope, costs, and timeline</li> </ul>	<b>Resources Needed:</b> <u>Action 16a:</u> <ul style="list-style-type: none"> <li>One-time funding of \$300,000</li> </ul> <u>Action 16b:</u> <ul style="list-style-type: none"> <li>One-time funding of \$2,000,000</li> </ul>	<b>Resources Needed:</b> <ul style="list-style-type: none"> <li>One-time funds of \$5,739,490 to fund approx. 75 STS</li> <li>1 new staff for program development and administration</li> </ul>
<i>*Additional stakeholder engagement recommended</i>	<i>For Board consideration</i>	<i>For Board consideration</i>

# Short-Term Actions: Stakeholder Feedback

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- Acknowledged need for additional housing
- General support for most proposed short-term actions, especially guaranteed timelines
- Environmental stakeholders unsupportive of short-term Action 17: Grants for Supplemental Treatment Septic (STS) Systems
- Recognition that timing will be dependent on hiring & onboarding additional staff for action implementation
- Additional stakeholder engagement needed for some actions



# Overview: Mid-Term Actions

## Reduce Review Times

- **Action 2:** Prepare Pre-Approved Home Plans
- **Action 5:** Waive Special Area Designators or Replace with Objective **Design Standards** (*Additional stakeholder engagement recommended*)

## Innovations

- **Action 1:** Tiny Homes on Wheels
- **Action 3:** Information Technology Upgrades - Phase II
- **Action 4:** Streamlining Modifications to Approved Projects (*Additional stakeholder engagement recommended*)

# Mid-Term Action: Reduce Review Times

## Action 2: Prepare Pre-Approved Home Plans

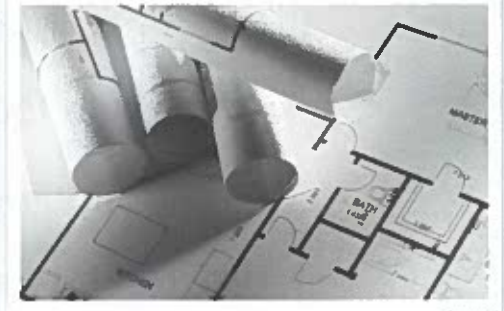
- Prepare pre-approved plans for single family homes
  - Multiple home sizes and no cost to customers
  - Similar to County's pre-approved Accessory Dwelling Unit (ADU) plans
- Reduces costs for new home design

### Resources Needed:

- One-time funding of \$100,000 to develop plans

#### Reduce Review Times

- Action 2: Prepare Pre-Approved Home Plans
- Action 5: Waive Special Area Designators or Replace with Objective Design Standards (*Additional Stakeholder Engagement Recommended*)





# Mid-Term Action: Reduce Review Times

## Action 5: Waive Special Area Designators or Replace with Objective Design Standards

- Create Objective Design Standards based on upfront environmental review to avoid site-specific reviews
- Waive Designators for certain uses (e.g., housing) to streamline development process and increase certainty

### Resources Needed:

- One-time funding of \$490,000

*\*Additional stakeholder engagement recommended*

#### Reduce Review Times

- Action 2: Prepare Pre-Approved Home Plans

- Action 5: Waive Special Area Designators or Replace with Objective Design Standards (*Additional Stakeholder Engagement Recommended*)

# Mid-Term Action: Innovations

## Action 1: Tiny Homes on Wheels

- Establish program allowing moveable tiny homes on wheels as homes or Accessory Dwelling Units (ADUs)
- Prepare any ordinance changes to facilitate permitting

### Resources Needed:

- None

#### Innovations

- **Action 1:** Tiny Homes on Wheels
- **Action 3:** Information Technology Upgrades - Phase II
- **Action 4:** Streamlining Modifications to Approved Projects (*Additional stakeholder engagement recommended*)

# Mid-Term Action: Innovations

## Action 3: Information Technology Upgrades – Phase II

- Information technology upgrades - Phase II builds upon Phase I
  - Will continue IT upgrades to enhance operational efficiency and transparency
  - Additional improvements are anticipated
- Will conduct focus groups with customers regarding additional IT improvements needed

### Resources Needed:

- One-time funding of \$1,200,000 to implement additional IT projects

### Innovations

- **Action 1:** Tiny Homes on Wheels
- **Action 3:** Information Technology Upgrades - Phase II
- **Action 4:** Streamlining Modifications to Approved Projects (*Additional stakeholder engagement recommended*)

# Mid-Term Action: Innovations

## Action 4: Streamlining Modifications to Approved Projects

- Increase flexibility when modifying existing approved projects
- Prepare Zoning Ordinance Amendments to allow for greater change beyond threshold
- Would decrease time and costs for applicants

### Resources Needed:

- One-time funding of \$380,000

*\*Additional stakeholder engagement recommended*

### Innovations

- Action 1: Tiny Homes on Wheels
- Action 3: Information Technology Upgrades - Phase II
- **Action 4:** Streamlining Modifications to Approved Projects (*Additional stakeholder engagement recommended*)

# Mid-Term Actions: Stakeholder Feedback

- General support for proposed mid-term Actions 1 - 3
- Varied positions on actions recommended for additional stakeholder engagement (mid-term Actions 4 and 5)

# Overview: Long-Term Actions

## Innovations & Policy Changes

- **Action 1:** Prepare a Programmatic Environmental Impact Report (PEIR) for Key Areas
- **Action 3:** Revise the County CEQA Process (***Additional stakeholder engagement recommended***)
- **Action 4:** Advocate for CEQA State Law Reform (***Additional stakeholder engagement recommended***)

## Financial Incentives

- **Action 2:** Prepare Land Surveys
- **Action 5:** Establish an Infrastructure Fund to Support Development (***Additional stakeholder engagement recommended***)

## Reduce Review Times

- **Action 6:** Grading Ordinance Updates (***Additional stakeholder engagement recommended***)



# Long-Term Action: Innovations

## Action 1: Programmatic EIR for Key Development Areas

- County has identified key areas suitable for future development
- County to prepare Programmatic Environmental Impact Review (PEIR) for key areas
- Faster permitting for individual projects

### Resources Needed

- One-time funding of \$3,000,000

#### Innovations & Policy Changes

- **Action 1:** Prepare a Programmatic Environmental Impact Report (PEIR) for Key Areas
- **Action 3:** Revise the County CEQA Process (*Additional stakeholder engagement recommended*)
- **Action 4:** Advocate for CEQA State Law Reform (*Additional stakeholder engagement recommended*)



# Long-Term Action: Policy Changes

## Action 3: Revise the County CEQA Process

- Currently, County is lead agency for CEQA
- Alternative approach to allow developers to prepare studies
  - Could streamline review of housing projects
- Risk to environmental impacts and future litigation may delay homes

### Resources Needed:

- Stakeholder input needed for scope, costs, and timelines

***\*Additional stakeholder engagement recommended***

### Innovations & Policy Changes

- **Action 1:** Prepare a Programmatic Environmental Impact Report (PEIR) for Key Areas
- **Action 3:** Revise the County CEQA Process (***Additional stakeholder engagement recommended***)
- **Action 4:** Advocate for CEQA State Law Reform (***Additional stakeholder engagement recommended***)

# Long-Term Action: Policy Changes

## Action 4: Advocate for CEQA State Law Reforms

- County could advocate at the State level for specific CEQA reforms to streamline housing
- Proposed reforms would still support CEQA's intent and the County's commitments to sustainability, engagement, and equity

### Resources Needed:

- Stakeholder input needed for scope, costs, and timelines

***\*Additional stakeholder engagement recommended***

### Innovations & Policy Changes

- Action 1: Prepare a Programmatic Environmental Impact Report (PEIR) for Key Areas
- Action 3: Revise the County CEQA Process (*Additional stakeholder engagement recommended*)
- Action 4: Advocate for CEQA State Law Reform (*Additional stakeholder engagement recommended*)

# Long-Term Action: Financial Incentives

## Action 2: Prepare Land Surveys

- Physical markers of property lines can be lost in the environment over time
- County can update property markers in key development areas
- Reduces time and costs for future development

### Resources Needed:

- None



### Financial Incentives

- **Action 2: Prepare Land Surveys**
- Action 5: Establish an Infrastructure Fund to Support Development (*Additional stakeholder engagement recommended*)

# Long-Term Action: Financial Incentives

## Action 5: Establish an Infrastructure Fund to Support Development

- Development Feasibility Analyses (DFAs) will help determine what type(s) of infrastructure may be needed, locations, costs, and possible County role
- Allocation of seed funds or staff directed to evaluate potential funding sources for infrastructure
- Funds may help incentivize development in desirable locations, reduce the costs of building housing, and provide beneficial infrastructure to support local communities planned for future growth

### Resources Needed:

- Stakeholder input needed for scope, costs, and timelines

***\*Additional stakeholder engagement recommended***

### Financial Incentives

- Action 2: Prepare Land Surveys

- Action 5: Establish an Infrastructure Fund to Support Development (***Additional stakeholder engagement recommended***)

# Long-Term Action: Reduce Review Times

## Action 6: Grading Ordinance Updates

Action 6a: Ministerial Permits in VMT Efficient and Infill areas	Action 6b: Comprehensive Update
<ul style="list-style-type: none"><li>• Update Grading Ordinance</li><li>• Prepare checklist to allow ministerial grading permits within VMT Efficient and Infill areas if meet certain criteria</li></ul>	<ul style="list-style-type: none"><li>• Adds to comprehensive Part II Grading Ordinance effort<ul style="list-style-type: none"><li>○ Address agricultural and residential clearing and grading</li><li>○ Explore ministerial grading permits within the unincorporated area (outside of VMT Efficient and Infill areas) based on whether the areas meet certain criteria</li></ul></li></ul>
<b>Resources Needed:</b> <ul style="list-style-type: none"><li>• One-time funding of \$250,000</li></ul>	<b>Resources Needed:</b> <ul style="list-style-type: none"><li>• One-time funding of \$985,000</li></ul>

*\*Additional stakeholder engagement recommended*



# Long-Term Actions: Stakeholder Feedback

- General support for proposed long-term Actions 1 and 2
- Varied positions on items recommended for additional stakeholder engagement (long-term Actions 3 - 6)
- Environmental stakeholders noted that long-term Action 4:  
Advocate for CEQA State Law Reforms should not move forward
  - May be supportive of CEQA reform in a larger planning context

# Summary of Actions

## Short-Term Actions

- Action 1: Guaranteed Timelines for 100% Affordable Housing & Shelters
- Action 2: Guaranteed Timelines for VMT Efficient and Infill Areas
- Action 3: Guaranteed Timelines for Workforce and Other Housing
- Action 4: Prioritization of Contracts to Support Housing
- Action 5: Process Improvements
- Action 6: DEHQ Temporary Help: Sole Source Contracting Authority
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- Action 9: Tools & Guidance for Applicants
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- Action 11: Development Feasibility Analysis Liaisons (Economic Development)
- Action 12: Expedite Implementation of the Housing Element
- Action 13: Grading Ordinance Update
- Action 14: Flexibility for Infrastructure Requirements (*Additional stakeholder engagement recommended*)
- Action 15: Completeness Policy for Applications (*Additional stakeholder engagement recommended*)
- Action 16: Fee Waivers (*For consideration*)
- Action 17: Grants for Supplemental Treatment Septic Systems (*For consideration*)

## Mid-Term Actions

- Action 1: Tiny Homes on Wheels
- Action 2: Prepare Pre-Approved Home Plans
- Action 3: Information Technology Upgrades - Phase II
- Action 4: Streamlining Modifications to Approved Projects (*Additional stakeholder engagement recommended*)
- Action 5: Waive Special Area Designators or Replace with Objective Design Standards (*Additional stakeholder engagement recommended*)

## Long-Term Actions

- Action 1: Prepare a Programmatic Environmental Impact Report (PEIR) for Key Areas
- Action 2: Prepare Land Surveys
- Action 3: Revise the County CEQA Process (*Additional stakeholder engagement recommended*)
- Action 4: Advocate for CEQA State Law Reform (*Additional stakeholder engagement recommended*)
- Action 5: Establish an Infrastructure Fund to Support Development (*Additional stakeholder engagement recommended*)
- Action 6: Grading Ordinance Updates (*Additional stakeholder engagement recommended*)



# Funding Requirements for All Actions

- Funding Required to Implement ALL Actions (FY 23-24)
  - Ongoing funds: \$8M
    - \$4.8M existing ongoing County funds (GPR)
    - \$3.2M from fee revenues
  - OTO (one-time only): \$16.8M
    - \$16.8M general fund (County funds), fund balance
      - GFFB Reserve is below the minimum balance
- Funding Options- LUEG budget considerations
  - Constrained budget- absorbed over \$19M in FY 23/24
  - Looked at existing programs that could be shifted

# Existing Funded Programs - Examples

- Examples of Existing Funding that could be shifted if directed (*not recommended*)
- GPR - Ongoing County Funding
  - \$2.84M Various Fee Waivers (non-housing)
  - \$1.2M Long-range planning efforts & community programs
  - \$1.47M Flood Control & Homeless Encampment Clean-up
- OTO - One-time Only Funding
  - \$500K Various Fee Waivers (non-housing)
  - \$4.1M Long-range planning efforts & community programs
  - \$1.75M Infrastructure & active transportation planning

# Summary of Actions

## Short-Term Actions

- Action 1: Guaranteed Timelines for 100% Affordable Housing & Shelters
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## Mid-Term Actions

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## Long-Term Actions

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- Action 6: Grading Ordinance Updates (*Additional stakeholder engagement recommended*)



County of San Diego

# Removing Barriers to Housing

Board of Supervisors

May 24, 2023

Item # 12