

ATTACHMENT B – ACTION SHEET

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Item #___: OPTIONS FOR REMOVING BARRIERS TO HOUSING AND FACILITATING THE COUNTY'S STATUS AS A PROHOUSING JURISDICTION AND FINDING ACTIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT May 24, 2023

The following actions are for the Board of Supervisors (Board) to provide direction during the May 24, 2023 meeting regarding which measures to implement at the present time, as well as any actions that staff should further evaluate and get feedback from stakeholders before returning to the Board. Staff also requests that the Board allocate resources to implement any actions directed:

STAFF RECOMMENDATIONS

1. [] Find the proposed actions are exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines because it has no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment.
2. [] Receive options for removing barriers to housing and provide direction on which actions to be implemented, which should involve further discussions with stakeholders, and which if any, should not be pursued.
3. [] If direction is provided to implement options with a one-time cost, in order to fund these one-time costs, authorize the Auditor and Controller to establish a fund balance commitment account within the General Fund and for the Office of Financial Planning to commit up to \$16,869,490 to the new fund balance commitment account based on unassigned General Fund balance from the General Fund Reserve, which is currently below the minimum balance requirement, to promote the long-term fiscal health and stability of the County by aligning one-time expenditures with a one-time funding source. **(4 VOTES)**
4. [] If direction is provided to implement options that have a cost, direct the Chief Administrative Officer to establish appropriations and staffing in the Fiscal Year 2023-24 Operational Plan by inclusion in the CAO Recommended Operational Plan Change Letter.
 - a. The funding source for one-time costs will be the fund balance commitment established in Recommendation 3;
 - b. The funding source for ongoing costs will be: 1) fee revenue from current fee ordinances and 2) existing General Purpose Revenue that will be redirected from planned programs/services in the County that have been identified in the CAO Recommended Operational Plan
5. [] In accordance with Board Policy A-87, Competitive Procurement, approve and authorize the Director, Department of Purchasing and Contracting, to enter into negotiations with the California Association of Environmental Health Administrators (CAEHA) for Environmental Health professional services to assist with expediting the review and approval of onsite wastewater treatment system plans, and subject to successful negotiations and determination of a fair and reasonable price, award an agreement for CAEHA Staffing Services for up to 1 year and 4 option years through June 30, 2028, and an additional six months if needed, and to amend the contract as needed to reflect changes to services and funding, subject to the approval of the Director of Environmental Health and Quality.
6. [] Waive Board Policy B-29: Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery for building permit fee waivers and grants for septic systems.

SHORT, MEDIUM, AND LONG-TERM ACTIONS TO REMOVE HOUSING BARRIERS

SHORT-TERM ACTIONS (0 TO 12 MONTHS):

Actions 1-13 are staff recommended

[] **Action 1: Guaranteed Timelines for 100% Affordable Housing and Emergency Shelters**

100% Affordable Housing:

- 30 Day Discretionary Review with CEQA Environmental Studies
- 5 Day Building Permit Plan Check
- 5 Day Septic Review

Emergency Shelters:

- 2 Day Building Permit Plan Check
- 5 Day Septic Review

This action will result in an ongoing cost of \$171,980 and 1 new staff.

(Note: Identical to the City of San Diego)

[] **Action 2: Guaranteed Timelines for VMT Efficiency and Infill Area Housing**

VMT Efficiency and Infill Area Housing:

- 30 Day Discretionary Review with CEQA Environmental Studies
- 15 Day Building Permit Plan Check
- 15 Day Septic Review

This action will result in a total one-time cost of \$550,000, an ongoing cost of \$1,784,019 with and 10 new staff.

(Note: Requires Action 5a for Completeness Check)

[] **Action 3: Guaranteed Timelines: Workforce and Other Housing**

[] **Action 3a: Workforce Housing**

Workforce Housing:

- 30 Day Discretionary Review including CEQA Environmental Studies
- 15 Day Building Permit Plan Check
- 30 Day Septic Review

This action will result in a total one-time cost of \$200,000 and an ongoing cost of \$763,935 and 4 new staff.

(Note: Requires Action 5 for Completeness Check)

[] **Action 3b: Other Housing**

- 45 Day Discretionary Review including CEQA Environmental Studies
- 20 Day Building Permit Plan Check
- 30 Day Septic Review

This action will result in a total one-time cost of \$225,000, an ongoing cost of \$898,807 and 6 new staff.

(Note: Requires Action 5a for Completeness Check)

[] **Action 4: Prioritization of Contracts to Support Housing**

This action will result in 2 new staff with a cost \$413,000 funded by an existing

Purchasing & Contracting fund.
(Note: Identical to the City of San Diego)

[] **Action 5: Process Improvements**

[] **Action 5a: Completeness Certification**

This action will be using existing GPR funds.

[] **Action 5b: Expand Standard Corrections**

This action will be using existing GPR funds.

[] **Action 5c: Technology, and Data Enhancements**

This action will result in a total one-time cost of \$1,200,000, an ongoing cost of \$364,955 and 2 new staff.

[] **Action 6: DEHQ Temporary Help: Sole Source Contracting Authority**

This action will be funded through customer fees.

[] **Action 7: Over-the-Counter Plan Review for Previously Approved Home Designs**

No additional resources are needed to implement this action.

[] **Action 8: Permit Liaison/Concierge Support for Applicants**

This action will result in an ongoing cost of \$772,041 and 4 new staff.

[] **Action 9: Tools and Guidance for Applicants: Submit Smart Video Series**

This action will result in a one-time cost of \$100,000.

[] **Action 10: Housing Legislation Outreach, Promotion, and Implementation**

This action will result in an ongoing cost of \$587,097 and 3 new staff.

[] **Action 11: Development Feasibility Analysis Liaisons (Economic Development)**

This action will result in an ongoing cost of \$1,243,605 and 6 new staff.

[] **Action 12: Ensure Implementation of the Housing Element**

This action will result in an ongoing cost of \$1,097,751 and 6 new staff.

[] **Action 13: Grading Ordinance Update**

This action will result in a one-time cost of \$150,000.

ADDITIONAL STAKEHOLDER ENGAGEMENT RECOMMENDED FOR ACTIONS 14 & 15 IF THE BOARD DIRECTS STAFF TO IMPLEMENT:

[] **Action 14: Flexibility for Infrastructure Requirements**

Staff will prepare a timeline and cost based on stakeholder engagement.

Additional stakeholder engagement recommended before implementing.

[] **Action 15: Completeness Policy for Applications**

Additional stakeholder engagement recommended before implementing.

ACTIONS 16 & 17 FOR BOARDS CONSIDERATION:

- [] **Action 16: Fee Waivers**
- [] **Action 16a: Affordable Housing – Building Permit Fee Waiver**
This action will result in a one-time cost of \$300,000.
- [] **Action 16b: VMT Efficient / Infill – Building Permit Fee Waiver**
This action will result in a one-time cost of \$2,000,000.
- [] **Action 17: Financial Incentives: Grants for Supplemental Treatment Septic Systems**
This action will result in a one-time cost of \$5,739,490 and 1 new staff.

MEDIUM-TERM ACTIONS (12 MONTHS TO 3 YEARS):

Actions 1-3 are staff recommended

- [] **Action 1: Tiny Homes on Wheels**
No additional resources are presently identified as being needed to implement the program.
- [] **Action 2: Prepare Pre-Approved Home Plans**
This action will result in a one-time cost of \$100,000.
- [] **Action 3: Information Technology Upgrades - Phase II**
This action will result in a one-time cost of \$1,200,000.

ADDITIONAL STAKEHOLDER ENGAGEMENT IS RECOMMENDED FOR ACTIONS 4 & 5 IF THE BOARD DIRECTS STAFF TO IMPLEMENT:

- [] **Action 4: Streamlining Modifications to Approved Projects**
This action will result in a one-time cost of \$380,000.
Additional stakeholder engagement recommended before implementing.
- [] **Action 5: Waive Special Area Designators or Replace with Objective Design Standards**
This action will result in a one-time cost of \$490,000. Additional stakeholder engagement recommended before implementing.

LONG-TERM ACTIONS (3 TO 5 YEARS):

Actions 1-2 are staff recommended

- [] **Action 1: Prepare Programmatic EIR for Key Areas**
This action will result in a one-time cost of \$3,000,000.
- [] **Action 2: Prepare Land Surveys**

ADDITIONAL STAKEHOLDER ENGAGEMENT IS RECOMMENDED FOR ACTIONS 3-6 IF THE BOARD DIRECTS STAFF TO IMPLEMENT:

- [] **Action 3: Revise the County CEQA Process**
The costs associated with this action will be established based on stakeholder

input and scope refinement. Additional stakeholder engagement recommended before implementing.

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Action 4: Advocate for CEQA State law reforms

The costs associated with this action will be established based on stakeholder input and scope refinement. Additional stakeholder engagement recommended.

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Action 5: Financial Incentives: Establish an Infrastructure Fund to Support Development

The costs associated with this action will be established based on stakeholder input and scope refinement. Additional stakeholder engagement recommended before implementing.

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Action 6: Grading Ordinance Updates

Additional stakeholder engagement recommended before implementing.

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Action 6a: Ministerial Permits in VMT Efficient and Infill Areas

This action will result in a one-time cost of \$250,000.

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Action 6b: Comprehensive Update

This action will result in a one-time cost of \$985,000.