

Attachment L – SUMMARY OF OUTREACH ACTIVITIES

County of San Diego, Planning & Development Services – Inclusionary Housing Program

Overview

Purpose of this Memorandum

This memorandum summarizes public outreach activities conducted in support of the County of San Diego Inclusionary Housing Program Study (Study) and Inclusionary Housing Ordinance (Ordinance). The overarching goal of the Study is to develop a set of policy and program options, to be included in the proposed Ordinance, to expand the supply of affordable housing in the unincorporated County area for households at all income levels and life stages.

Public outreach conducted between 2020 and 2024 in support of the Study included key stakeholder interviews, a supplemental questionnaire, focus groups, four public workshops, meetings with Community Planning Groups and Community Sponsor Groups (CPGs and CPSGs), and regular meetings with stakeholder groups. Input received through the public outreach activities was used to inform development of policy and program options included in the draft ordinance.

Summary of Public Outreach Activities

In compliance with COVID-19 public health guidelines and conditions, all public outreach activities were conducted virtually during California State of Emergency. The table below summarizes virtual and in-person input methods for each of the public outreach activities. The sections of this memorandum are structured by outreach activity¹.

Section	Outreach Activity	Timing	Opportunity for Public Input
1	Key Stakeholder Interviews	October 6 – October 26, 2020	One-on-one telephone interviews
2	Supplemental Questionnaire	December 11, 2020 – January 7, 2021	Online questionnaire administered through Survey Monkey
3	Public Workshops: Study Overview (2) <i>Recordings can be viewed here</i>	December 7, 2020 December 9, 2020	Zoom Webinar with Polling and opportunity to submit questions/ comments through the Q&A Feature
4	Focus Group Meetings (3)	February 28 and March 2, 2022	Zoom Webinar with Polling and opportunity to submit questions/ comments through the Q&A Feature
5	Public Workshop: Ordinance Considerations (1)	June 29, 2022	Zoom Webinar with Polling and opportunity to submit questions/ comments through the Q&A Feature
6	Pre-Public Review Meetings (3)	January 12, 2023 January 13, 2023	Zoom Webinar with Polling and opportunity to submit questions/ comments through the Q&A Feature

¹ The participant feedback presented in the sections that follow was lightly edited for clarity.

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7	Public Workshop: Draft Ordinance (1)	March 1, 2023	Zoom Webinar with Polling and opportunity to submit questions/ comments through the Q&A Feature
8	Planning Commission Workshop <i>Recording can be reviewed here</i>	March 24, 2023	In Person and Live-Streamed events with opportunity to provide comments online, over the phone, or in person
9	Community Planning Group (CPG) Meetings (18)	March 7, 2023 - June 2, 2026	In Person CPG-led Meeting with opportunity to provide comment for all attendees.
10	Stakeholder Meetings (43)	August 2021 – May 2026	Online meetings with opportunity to submit questions/ comments
11	Planning Commission Hearing <i>Recording can be reviewed here</i>	April 19, 2024	Public hearing with opportunities to provide public comment.
12	Public Workshop: Ordinance Pre-Packaged Options <i>Recording can be reviewed here</i>	June 12, 2024	Zoom Webinar with opportunity to submit questions/ comments through the Q&A Feature
13	Board of Supervisors Hearing Recording can be reviewed here	August 28, 2024	Presentation for adoption of the Inclusionary Housing Ordinance
14	Stakeholder Roundtable	February 27, 2026	Roundtable discussion of inclusionary housing ordinance with speakers from the 2025 Housing Forward Workshop.
15	Developer and Builder Focus Group	May 29, 2026	Open discussion on ordinance components and action sheet planned for Presentation to the Board of Supervisors.
16	Inclusionary Housing Workshop	June 5, 2026	Zoom workshop with opportunity to discuss the ordinance with staff.
17	Inclusionary Housing Webinar	June 10, 2026	Zoom webinar with opportunity to submit questions/comments through Q&A feature

Key themes that were raised during public outreach included:

Comment Category	Overview of Comments
Minimum Threshold	<ul style="list-style-type: none"> • Program should provide flexibility and not limit where affordable housing can go. • Program should include different standards depending on project size, type (for-sale or for-rent), and location. • Program should be conscientious of smaller projects and adopt a higher minimum project size.

<p>Set Aside Requirement</p>	<ul style="list-style-type: none"> • Set-aside requirements must be economically feasible. • Program should focus on lower income groups. • A tier system should apply different percentages of affordable units based on project type and location. • Members of the development community have expressed interest in a phased approach. Phasing would apply a fraction of the set-aside requirement and incrementally increase the percentage over the next few years until the full set-aside requirement was reached to allow the market to adjust to the Ordinance. • Program should have a phase-in approach for the inclusionary housing requirement to allow housing market to adjust over time. • The ordinance should focus on increasing the supply of lower-income housing. • The County should have a program to incentivize the production of middle-income housing. • The ordinance should focus on moderate income units for sale.
<p>Set Aside: Geographic Applicability</p>	<ul style="list-style-type: none"> • The program should not be a growth management tool to encourage or discourage development in certain areas. • The program should not limit the location of affordable housing, as all communities need affordable housing. • The program should focus on incentivizing affordable housing within high and highest resource areas, where the stock of affordable housing is low, outside fire hazard severity zones, and within vehicle miles traveled (VMT) efficient and infill areas.
<p>Incentives</p>	<ul style="list-style-type: none"> • To help reduce costs associated with producing affordable housing, participants noted multiple incentives are important, and generally supported incentives such as: <ul style="list-style-type: none"> • Additional Waiver of Development Standard • Expedited Review • Fee Waiver and Financial incentives • Incentives should be easily accessible to all projects that provide affordable housing. • Additional incentives should only be provided to projects that include more affordable housing units than the inclusionary housing set-aside requirement or provide additional public benefits.
	<ul style="list-style-type: none"> • Concerns were expressed about impacts associated with development standard incentives, such as parking reduction in areas where parking is already scarce, additional height that does not account for the surrounding areas, and increases in density. • County should provide an expedited process for projects that provide affordable housing and that fees should be waived for affordable housing units to reduce the costs of its development. • Incentives allowed should be beyond what is currently allowed in the County's current affordable housing program. • Additional incentives should be provided to projects that include labor agreements, prevailing wages, and apprentice programs. • Additional incentives ought to be offered to projects that incorporate ADA accessible units.

<p>Alternative Compliance</p>	<ul style="list-style-type: none"> • Participants emphasized the need for alternative compliance mechanisms that can provide program flexibility. • Commenters requested that specific criteria apply to off-site development, including not allowing it in high and very-high fire and outside high resource areas; for it to be considered on a project-by-project basis. • Accessory Dwelling Units (ADUs) should be available as an alternative compliance method. • If an in-lieu fee option is provided, it should be financially feasible. • VMT efficiency should be considered for off-site or land dedication options. • In-lieu fee will reduce the County’s ability to increase the affordable housing supply as projects will pay a fee instead of building the required affordable housing units. • The in-lieu fee should be made available only to smaller projects to help make the project feasible. • The in-lieu fee is a good tool to create additional affordable housing units as it can be used in conjunction with state and federal funding to help produce 100% affordable housing projects, which would also be eligible to receive tax credit financing and other benefits and to help preserve naturally occurring affordable housing. • Concerns about the in-lieu fee being set at \$25 per square foot or higher. • Concerns with Accessory Dwelling Units (ADUs) as an alternative compliance option due to challenges to ensure that units remain affordable during the required affordability period as well as concerns that ADUs would not be equivalent in size and quality as the market rate units. • The use of ADUs as an alternative compliance option should be more flexible through expansion of the maximum number of deed restricted ADUs to beyond five. • Regarding land donation, feedback included that the County should ensure that donated land can accommodate housing, is not environmentally or otherwise constrained, and is relatively easy to develop. • Regarding the rehabilitation of units, comments were received that though this option would help increase the affordable housing stock, it would not increase the overall housing supply.
<p>General Plan Amendments</p>	<ul style="list-style-type: none"> • General Plan Amendments (GPAs) should provide additional affordable housing. • GPAs should not be eligible for in-lieu fee. • GPAs should only occur in villages or VMT efficient areas. • GPAs already incur additional costs associated with the entitlement process and should not be further burdened, especially in areas where growth is desired, such as VMT-efficient areas.
<p>Other</p>	<ul style="list-style-type: none"> • Minimum project thresholds, alternative compliance, and concessions are all interrelated, necessitating the need to look at potential criteria holistically across these three areas. • Participants identified challenges to developing in unincorporated areas. • A future VMT Mitigation Program could potentially impact the feasibility of set-aside options

For a complete understanding of the breadth and depth of public input, please review the body of this memorandum. Additionally, please note that questions and comments from the public that appear throughout this document have been lightly edited for clarity. Grammar and word choice have not been edited.

1 Key Stakeholder Interviews

The purpose of the key stakeholder interviews was to help inform policy option development. A total of 10 key stakeholder interviews were conducted via telephone. Interviewees included representatives from nine affordable and market-rate developers, brokers, housing advocates, and business representatives. The interviews were conducted between October 6, 2020, and October 26, 2020. The key stakeholder interview questions and the results of the interviews are below.

Key Stakeholder Interview Questions

1. Where are the greatest opportunities for residential development in the unincorporated County area? Are there meaningful market distinctions between submarkets in the North (Fallbrook, San Dieguito), East (Lakeside, Alpine), and South (Spring Valley, Sweetwater)? How much of this potential is for rental projects and how much for sale?
2. What residential typologies and densities represent the best opportunity for future residential development in the unincorporated County area? Do these typologies vary by the three sub-markets noted in the previous question?
3. How does the County's development entitlement and approval process compare with other cities in which you operate?
4. The County of San Diego has a density bonus program that goes beyond the State Density Bonus Law (SDBL). It provides a schedule of density bonuses and other concessions in exchange for setting aside a portion of units as affordable. Would you consider using the density bonus program in the unincorporated County area? Why or why not?
5. Ten of the 18 incorporated cities in San Diego County have inclusionary housing programs in place. Can you identify any particular element(s) of these programs that stand out to you as effective or detrimental?
6. Do you think that residential projects seeking General Plan Amendments in the unincorporated area should be required to set aside a portion of units as affordable? Why or why not?
7. For an inclusionary housing program that applies to General Plan Amendments, should there be a project size threshold to exempt a project from setting aside affordable units? What should that threshold be and why?
8. For on-site development of affordable housing within a 50+ unit residential project, what form or forms would this housing typically take? How could this affordable housing be mixed with market-rate housing? How would this affordable housing be financed?
9. Most inclusionary housing programs require the developer to build units on site, but most also provide alternative compliance options such as an in-lieu fee, land dedication, and off-site development. Which of these would be an optimal strategy for you to fulfill the requirement and why?

10. Is a program supporting production of middle-income housing needed in the County unincorporated areas? Why or why not? How would you define “middle-income” housing?
11. Would expansion of the State Density Bonus Law to include units at a middle-income tier (e.g., 120%-150% AMI) be effective?
12. What other strategies should the County consider to encourage production of Middle-Income Housing?
13. What are the greatest challenges or impediments to residential development in the unincorporated area?

Results

Market-Rate Developers

Key Findings	Details
Challenges to developing in County unincorporated areas	Long and uncertain process for General Plan Amendment project approval due long entitlement process, California Environmental Quality Act (CEQA), traffic impact (vehicle miles traveled requirement), and threat of voter referenda.
	Lack of land near transit corridors zoned for large-scale residential development.
	Topographical and environmental challenges on available land add cost and delays.
	Limited market demand for denser residential types outside the incorporated cities; (the market favors small lot single family residential and detached condominiums (4.3-10.9 dwelling units per acre [DU/AC])).
	Financial burden and limited sources of equity for large developments.
Challenges of an affordable housing requirement	Requiring affordable units on site of “like kind” could create an extraordinary burden.
	Inclusionary housing ordinances reduce land value; one interviewee opined that this is unlikely to reduce land sales in the long term because developers adjust quickly to new realities.
	Several interviewees indicated that a project size of approximately 100 units would be necessary for financial feasibility. Fifty units would be more challenging especially for on-site.
	Several developers interviewed concur that 10% set aside is likely the upper limit for financial feasibility.
	Inclusionary housing ordinances are effectively a tax on residential property, raising their development costs. This increases the relative value of non-residential land uses, such as office or retail, which are not required to pay for affordable housing.
	A 30% reduction in residual land value is a common threshold for determining the feasibility of inclusionary requirements (set-asides that create a greater reduction are unlikely to remain feasible for a developer). While this is a crude metric for determining development feasibility, there is likely no better rule of thumb to apply for the entire unincorporated County.
Alternative compliance ideas	Flexibility in compliance would allow for the provision of more affordable units.
	In general, clear guidelines with maximum flexibility to allow for tailor-made solutions would best support low and middle income housing production, as all projects are different in terms of geography, type, timing, price-point, site-constraints, etc.
	In-lieu fees, off-site compliance, and land donation are all crucial to create an inclusionary housing ordinance that works.

Key Findings	Details
	Several developers mentioned the use of affordable housing credits or an affordable housing bank that would allow affordable developers to sell credits to market rate developers to meet inclusionary requirements. Affordable units could be pooled together, and projects would achieve economies of scale.
	Several developers would be willing to exchange affordable housing units for expedited processing, guaranteed timelines, or reductions in impact fees (i.e., new traffic impact fee).
	Allow for the rehabilitation/conversion of older/dilapidated dwelling units to satisfy affordable requirement.
	Allow for for-rent affordable units to satisfy requirement of for-sale market rate development. This is the most cost-effective method of providing affordable housing.
	All inclusionary requirements should be phased in.
Offsets the County might provide	Self-certification for inspections.
	By-Right development if affordable is included.
	Several developers proposed original compliance mechanisms for inclusionary housing requirements. One option is an Affordable Housing Bank that would allow market-rate developers to purchase credits and affordable developers to sell credits through a bank. This would allow affordable housing developments to pool credits from several market-rate developments, achieve efficiencies of scale, and apply for additional funding from state and federal sources. A second option is to create a zoning overlay that allows tax breaks for developments that include affordable housing. This would function similarly to Tax Increment Financing (TIF) used to fund community improvements or infrastructure.

Affordable Housing Developers

Key Findings	Details
AH Financing Tools and Program Administration	Affordable housing requires the provision of social and financial services, administrative and compliance requirements, and other legal obligations that favor larger developments that are 100% affordable.
	The cities of San Diego, Carlsbad, and Chula Vista all leverage their own city funds to help finance affordable projects. The City of San Diego has issued many bonds; land donations from jurisdictions are also commonly used.
	Most sources of federal and state funding target very low- and low-income groups, but there should be more options for around 110% area median income. There is a significant gap between 60% area median income and 110% area median income.
	There are almost no tax credits or funding sources for household incomes at 120% area median income.
	Successful projects layer sources of funding and financing.
	Affordable housing credit bank – Affordable housing developers can finance units through the sale of credits to market rate developers. In turn, the purchase of credits would satisfy the inclusionary housing requirements for market rate development. A bank would act as the intermediary to facilitate transactions and allow the pooling of resources for multiple projects. This method could reduce restrictions and burdens on market-rate developers and allow affordable projects access to funding and the benefits of economies of scale. Ultimately, this would produce more affordable units.
Affordable Development	Affordable housing development requires a skillset and access to financial resources that are rare among market-rate developers.

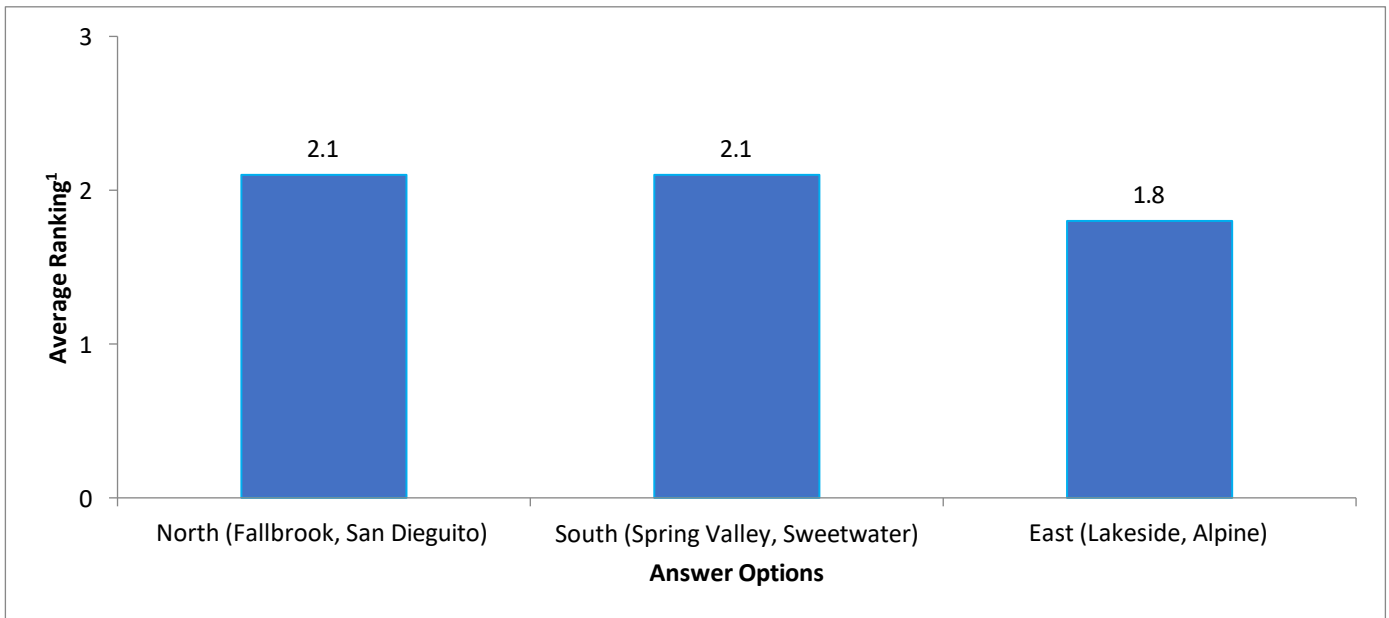
Key Findings	Details
Guidelines for General Plan Amendments	The goal of any inclusionary housing ordinance should be to maximize the number of affordable units produced.
	Site and resource identification are crucial for affordable provision. This is often collaboration between private affordable developers, market rate developers and the jurisdiction.
	Affordable housing should be located near employment, transit, and site amenities that are seldom available in a General Plan Amendment Planned Unit Development (PUD) project.
	For sale affordable housing requires complex equity sharing agreements that often make them infeasible or undesirable: difficult to regulate, difficult to find buyers, tends to be inefficient.
	For sale affordable housing for income groups below 80%–120% area median income creates an affordability gap that is too large to fill.
	Inclusionary housing ordinances require a careful trade-off between market-rate and affordable housing. Too steep of a requirement will produce less affordable housing if it dampens supply of market-rate housing.
	Affordable housing set-aside requirements should be capped at 10% of total dwelling units of a project; 15% would be the upper limit of feasibility. Greater set-asides would create substantial burdens for market-rate development.
	The most cost-efficient density for creating homes is usually 24 dwelling units per acre.
Alternative Compliance Options	On-site compliance is less appealing for market-rate developers than in-lieu fees. The fee option can make both market rate and affordable housing more feasible.
	Allow for the rehabilitation/conversion of older/dilapidated dwelling units to satisfy affordable requirement.
	The in-lieu fee option should address the affordability gap of a unit, not more.
	Developers often favor credits or off-site pooled projects over in-lieu fees due to questions of transparency.
	Reductions in parking requirements are often desirable and feasible for affordable developments.
	There are numerous sources of gap-funding available for 2020–2021. Projects with greater numbers of affordable units and deeper levels of affordability are more competitive for funding.
	Extremely Low and Very Low income levels are difficult to finance and require significant outside financing.

2 Supplemental Questionnaire

The supplemental questionnaire was intended to provide an opportunity to supplement key stakeholder interviews by providing an additional means for stakeholders to provide feedback. The supplemental questionnaire was provided to affordable and market-rate developers, brokers, housing advocates, and business representatives. The supplemental questionnaire was available from December 11, 2020 through January 13, 2021. Ten individuals completed the questionnaire.

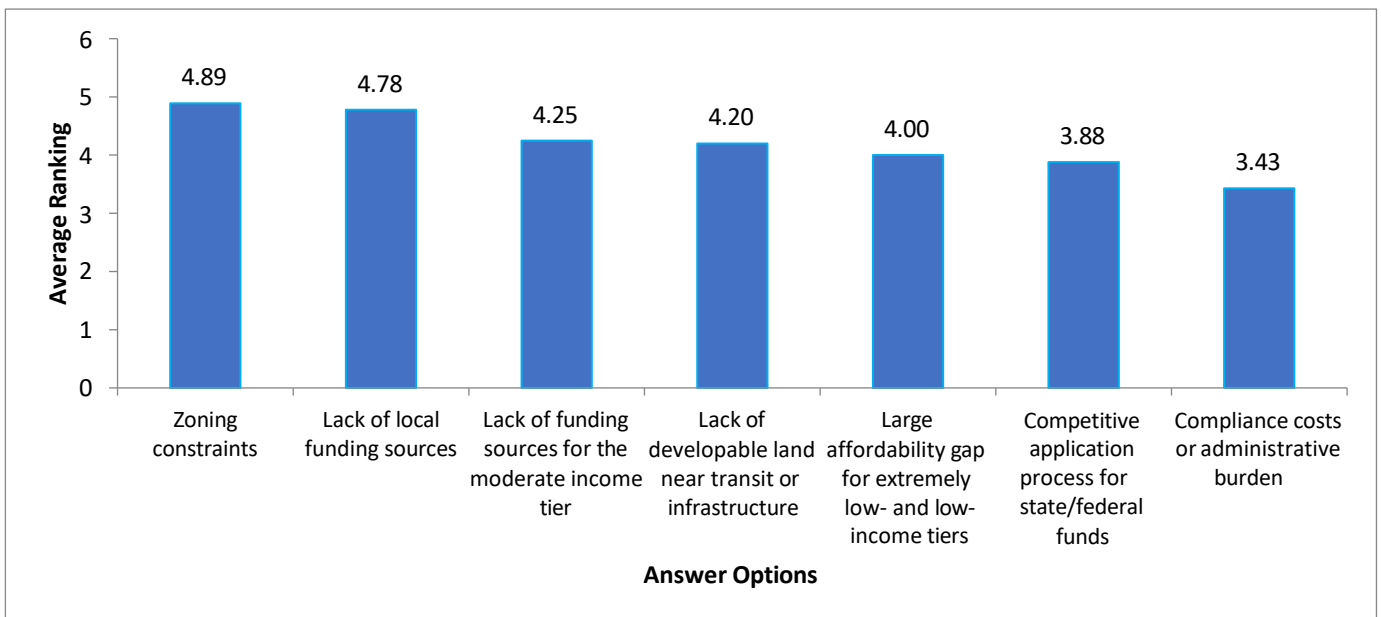
Results

1. In what unincorporated County sub-regions are the housing needs greatest? Please rank the following sub-regions to indicate the sub-region with the greatest housing needs.



Notes: ¹ Average ranking calculated using a weighted average. In other words, the respondent's most preferred choice has the largest weight, and their least preferred choice has the least weight. This question had 10 total responses. The average ranking is intended to illustrate which answer choice was most preferred overall (the largest average ranking is the most preferred choice).

2. What are the greatest challenges to affordable housing development in the unincorporated County area? Please rank all that apply.



Notes: This question had 10 total responses.

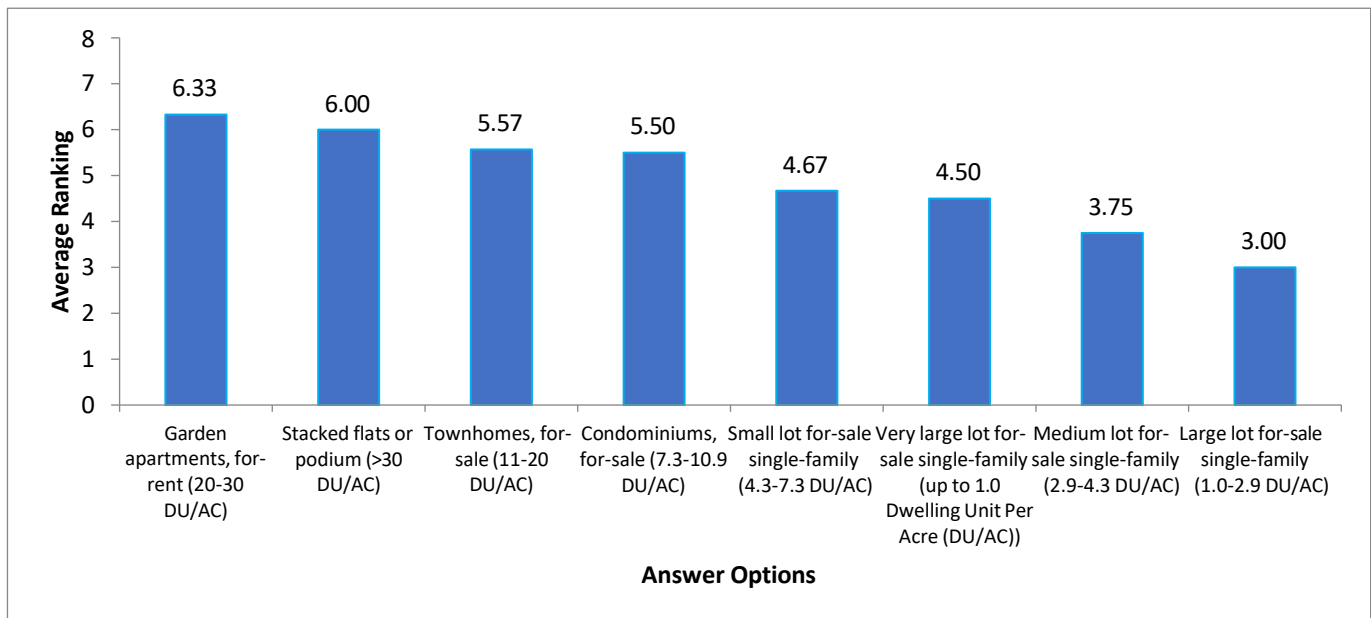
3. Do you think incentives are needed for the private sector to produce middle-income housing? (Middle-income housing is defined as housing that's affordable for households earning between 120% and 150% of area median income.) If yes, what type of incentives would you recommend?

Answer	Additional Details
No	Most of my market rate developments are already in the 120–150% bracket. The key is to allow the developer to establish the density based on FAR.

No	-
N/A	-
-	If the County could process permits in a reasonable amount of time, I don't believe you would need incentives.
Yes	Density Bonus – Reduced impact fees – Streamlined review times at the agency having jurisdiction.
Yes	Property tax reductions/incentives to help deals pencil for units between 120% and 150%. More density and less parking required. Local gap financing for these units.
Yes	Funding for building of low-income housing
Yes	Parking reductions if near transit, height increases, reduced setbacks, reduced open space requirements
Yes	Density bonus, ease permitting process
Yes	Money is the incentive. We need to look at subsidizing the cost of building, either through tax incentives or direct payments (to compensate for additional incurred states). Also, we can dramatically reduce costs by speeding up the permitting/inspection processes.

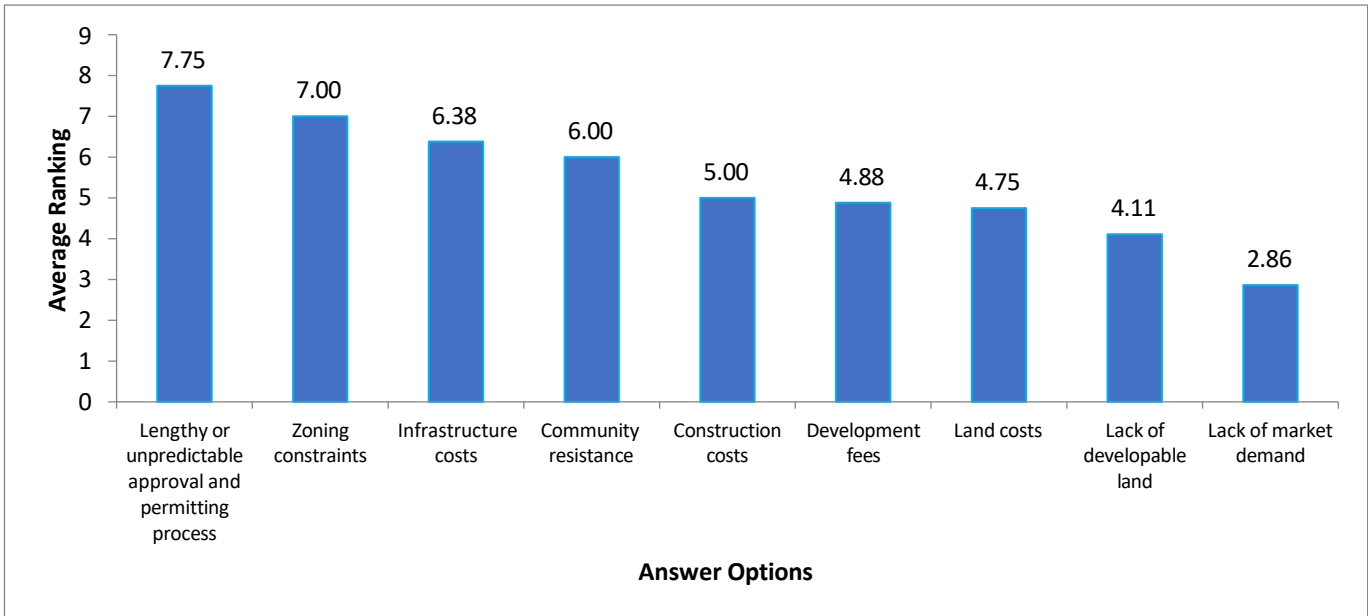
Notes: This question had 10 total responses.

4. Which of these residential product types would best support a required inclusionary housing program in the unincorporated County area? Please rank all that apply.



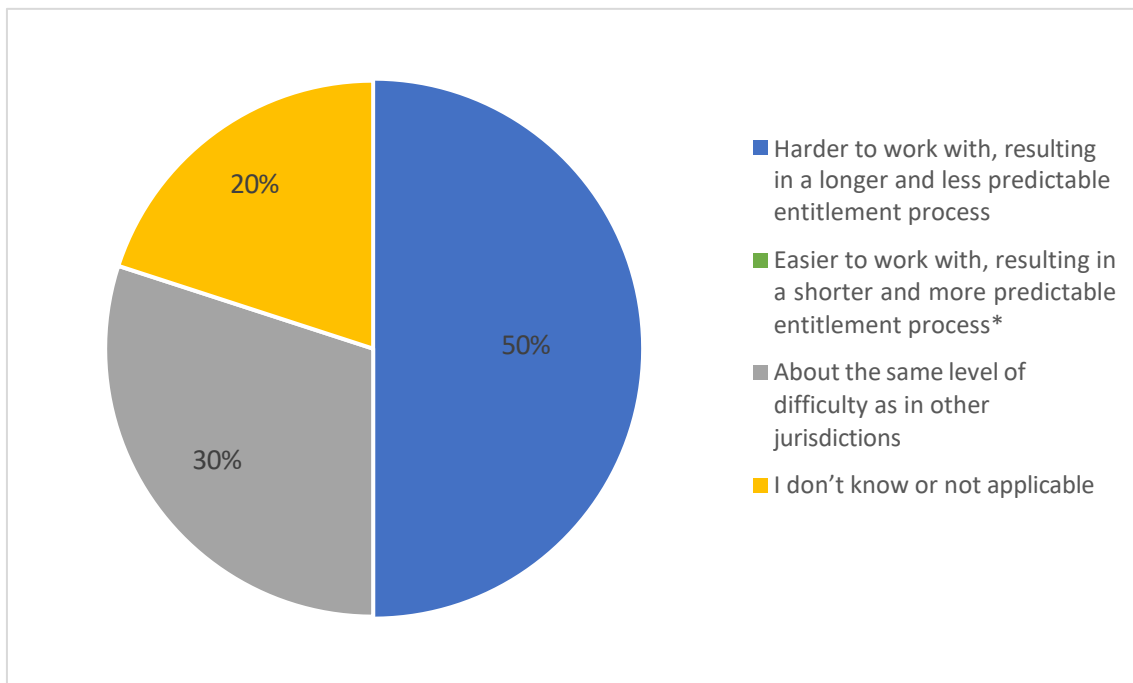
Notes: This question had 9 total responses.

5. What are the greatest challenges to residential development in the unincorporated County area?



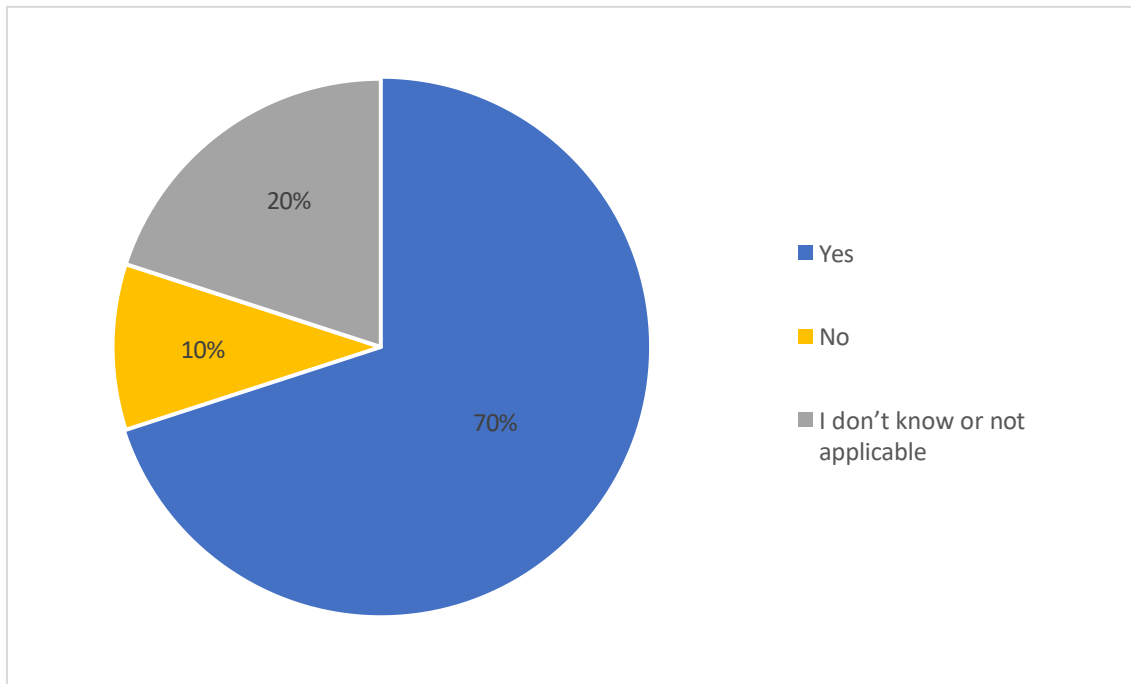
Notes: This question had 10 total responses.

6. How does the County’s development entitlement and approval process compare with other jurisdictions in which you’ve worked?



Notes: This question had 10 total responses.
 * Indicates no responses received (0%)

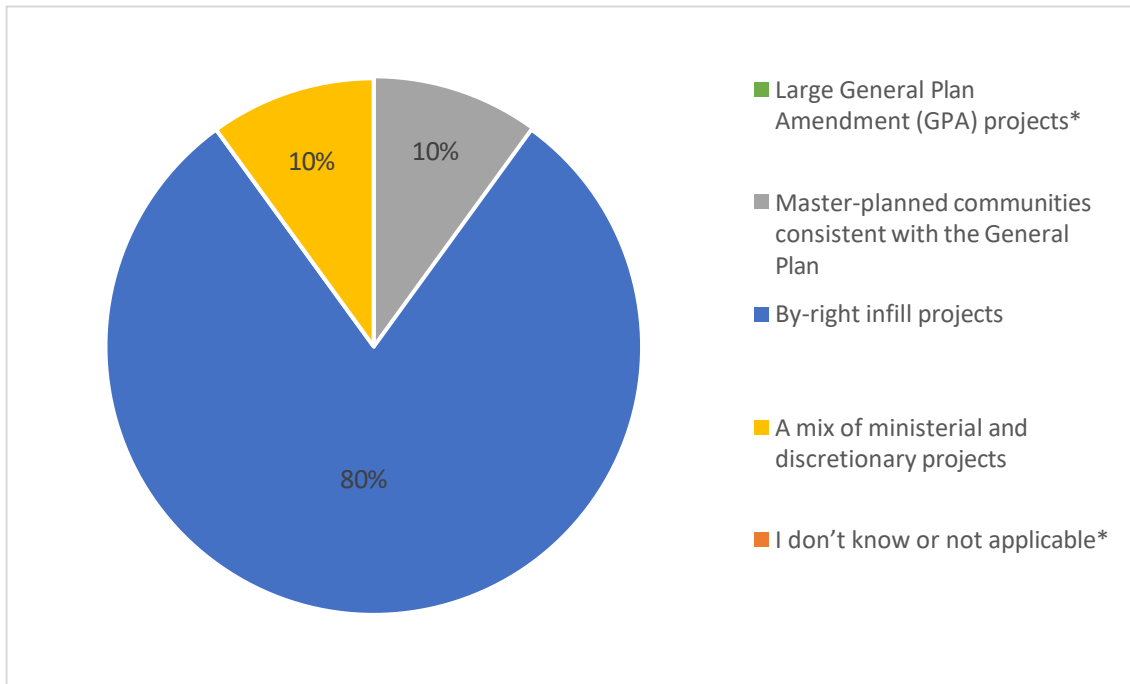
7. The State Density Bonus Law (SDBL) provides a schedule of density bonuses and other concessions in exchange for setting aside a portion of units as affordable. Would you consider developing a project in the unincorporated County area that uses the SDBL? Why or why not?



Notes: This question had 10 total responses.

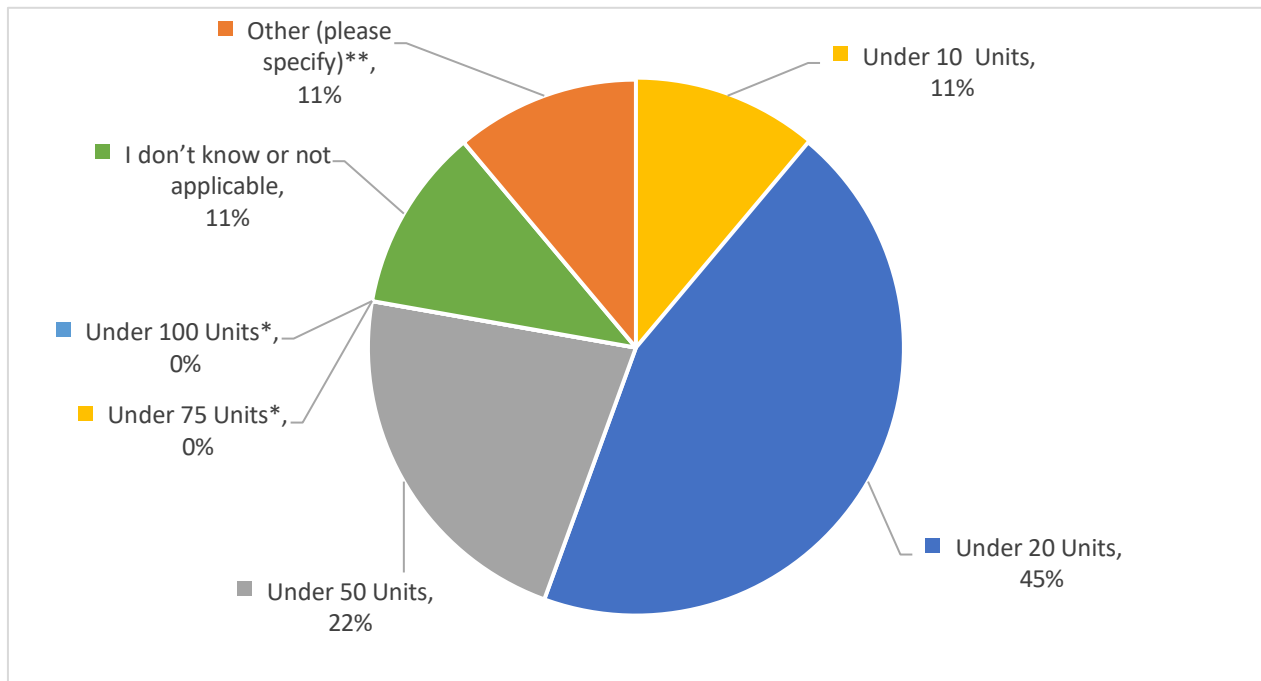
Why or why not?
No, to make the development financially feasible, the cost is shifted to the market rate units making them unfairly more expensive. Adding to that is the ongoing financial burden required to administer the small percentage of affordable housing.
Yes, City of San Diego is at the forefront of density bonus regulations. They go above and beyond the State regulations, this is something the County should seriously consider to incentivize developers.
Yes, building regulation exemptions make more sites feasible.
Yes, but it again comes back to process with planning staff to implement concessions/incentives.

8. What's the best development type for accelerating housing development in the unincorporated County area?



Notes: This question had 10 total responses. * Indicates no responses received (0%)

9. For an inclusionary housing program targeted at General Plan Amendment (GPA) projects, is there a size below which a project should be exempt from compliance?

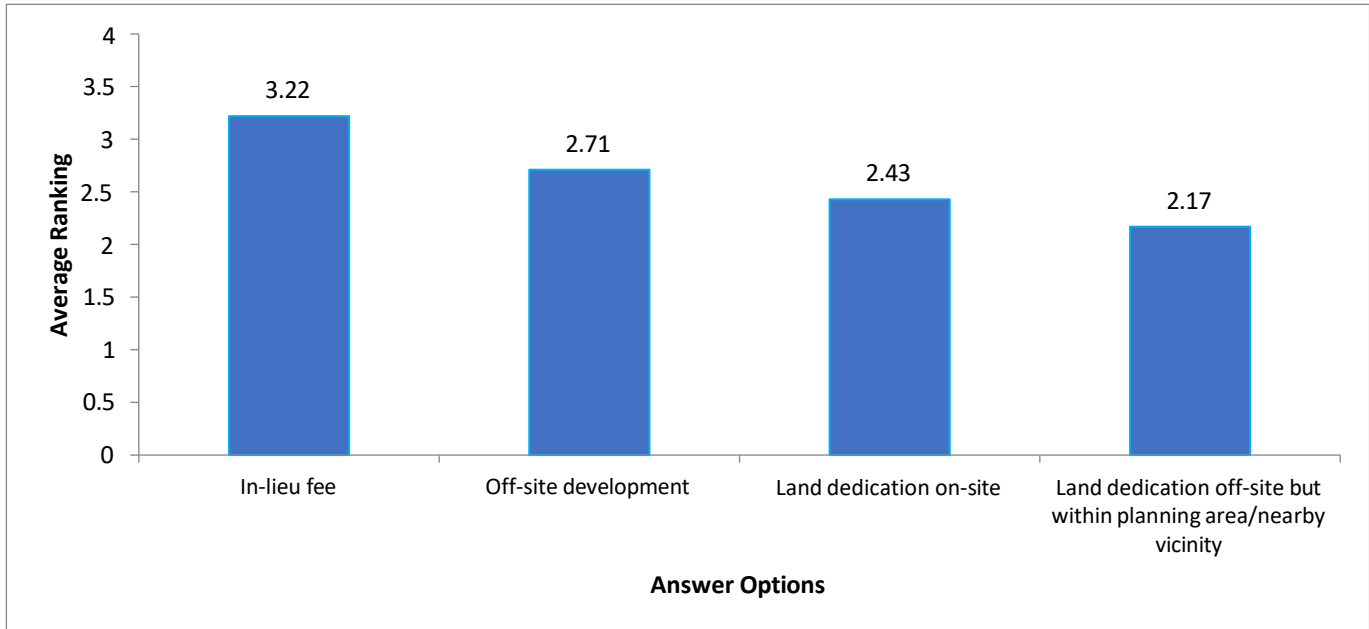


Notes: This question had 9 total responses.

* Indicates no responses received (0%)

**The respondent who selected "Other" specified: "Any project that will be 100% affordable should be exempt."

10. Many inclusionary housing programs offer developers alternative compliance options to providing affordable units on site. Please rank the following potential alternative compliance options in order of preference.



Notes: This question had 9 total responses.

11. Are there components of inclusionary housing programs in other jurisdictions that you think do not work well? If so, what are they?

Answers
In general, I'm not in favor of programs that place the cost of the inclusionary housing on the developer, which in turn shifts the costs to the market rate units.
N/A
No
No

Notes: This question had 4 total responses.

12. Are there components of inclusionary housing programs in other jurisdictions that you think work well? Is so, what are they?

Answers
Tax credits or other means that gives incentives to private investors to fund inclusionary housing. Also expedited review/approval processes by the jurisdiction.
Provide a minimum number of affordable units.
Alignment of inclusionary and density bonus regulations so that they can clearly be met in concert with each other.
Providing applicants with several options to meet their inclusionary requirement allowing them to choose.
No

No
Expedited approval process for 100% affordable projects. Form based/FAR restricted zoning. Fee waivers.

Notes: This question had 7 total responses.

- Are there any other opportunities and challenges related to low- and middle-income housing production in unincorporated San Diego County that you wish to mention that were not included in this questionnaire?

Answers
The County's public transportation infrastructure should be expanded to serve the increased density in the unincorporated areas.
Previous BOS elected officials for unincorporated areas in San Diego County and lack of persistence when dealing with upset neighbors/NIMBY's
No
No
By-right zoning, increased staff knowledge on use of state density bonus laws
Many of our developers cite the inconsistent permitting and inspection process as a huge barrier and source of cost. Though they complain about environmental regulations and having to build within California's regulatory environment, they uniformly call out the long wait times and ambiguity (present in the County's process) as their biggest cost drivers.

Notes: This question had 6 total responses.

3 Public Workshops

Workshop 1

Overview

Date: Monday, December 7, 2020
Start time: 6:00 PM (PST) **End time:** 7:15 PM (PST)

Attendance		
Attendees	County of San Diego	Consultant Team
7	4	7

Workshop 1 included a 30-minute presentation overview of the study followed by a question and answer session. The workshop included four Zoom polls followed by a set of three additional discussion questions to promote discussion. Additional details regarding each section of the workshop are provided below.

Zoom Poll Results

- Please indicate whether you agree or disagree with the following statement: "Accommodating a range of housing needs in the unincorporated County area is important to support the young adults, families, and seniors in our communities."

Answer Options	Count	Percentage
Agree	6	100%
Disagree	0	0%
Neutral	0	0%

Notes: 6 total respondents

2. In what unincorporated County area(s) are affordable housing needs greatest? Select all that apply.

Answer Options	Count	Percentage
East (Lakeside, Alpine)	4	67%
North (Fallbrook, San Dieguito)	3	50%
South (Spring Valley, Sweetwater)	3	50%
I don't know or not applicable	1	17%

Notes: 6 total respondents; respondents were allowed to select all that apply

3. What are the greatest challenges to affordable housing development in the unincorporated County area? Select all that apply.

Answer Options	Count	Percentage
Lack of developable land near transit or infrastructure	3	75%
Zoning constraints	3	75%
Large affordability gap for extremely low- and low-income tiers	3	75%
Compliance costs and/or administrative burden	3	75%
Lack of local funding sources	2	50%
Competitive application process for state/federal funds	2	50%
Lack of funding sources for the moderate income tier	1	25%
Other	0	0%
I don't know	0	0%

Notes: 4 total respondents; respondents were allowed to select all that apply

4. Many inclusionary housing programs offer developers alternatives to providing affordable units on site. Select those that you feel are most appropriate for the unincorporated County area.

Answer Options	Count	Percentage
In-lieu fee	2	100%
Land dedication on-site	2	100%
Land dedication off-site but within planning area/nearby vicinity	0	0
Off-site development	0	0
Other	0	0
I don't know	0	0

Notes: 2 total respondents; respondents were allowed to select all that apply

Additional Discussion Questions and Feedback

1. Are there components of inclusionary housing programs or density bonus programs in other jurisdictions that you think work well? If so, what are they?

Comment	County Response, where provided
Somerville, Massachusetts: program done neighborhood by neighborhood to balance the needs specifically rather than in gross general terms.	-
This is very general without considering how many liquor stores, low schools that are not funded as well which correspond with transportation. You need to look at the whole picture.	The County agrees and we are also working on the Housing Element which is looking at a broader picture and this study is one part of that.
Cooperative housing: Los Angeles EcoVillage	-

2. Are there components of inclusionary housing programs or density bonus programs in other jurisdictions that you think do not work well? If so, what are they?

Comment	County Response, where provided
Arbitrary percentages that are not flexible to market shifts	-
Not collecting pro-rated Development Impact Fees for affordable housing or having a Development Impact Fees program that isn't onerous but helps mitigate the density needs for parks/streets	-
Opting in only doesn't work well. We need a range of affordable housing requirements to at least get a baseline of AH built and incentivize more as the project includes more housing	-

3. Are there other opportunities and challenges related to low and middle-income housing production in unincorporated San Diego County that you wish to mention?

Comment	County Response, where provided
Use County Land to build affordable housing and homeless transitional housing (aligned with mental health services)	The County has been looking at County properties for their abilities to provide housing both within cities and outside of cities. The County is also pursuing opportunities to obtain credit towards housing goals as a part of the County Legislative Program. Housing and Community Development Services is located within the County's Health and Human Services Agency, which was a change to ensure that the two services are aligned.
A number of landowners (2-16 acres) want to build more than one accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) on their property.	State law and existing ordinance are structured so that you can build one ADU and one JADU but that's something as well that the County can continue to explore in certain areas and communities.
Enable easy permits for temporary homeless shelters to help people transition to permanent supportive housing, such as the YIGBY [Yes In God's Back Yard] (tiny homes on church parking lots).	The County has a separate program that is looking at the County's zoning ordinance for temporary and other transitional shelters.

Public Comments/Questions

Comment/Question
Why would there be difference in the way affordable units would be determined for a General Plan Amendment Affordable housing program versus an Inclusionary Housing Program? In a General Plan Amendment situation, a development is requesting additional rights than allowed in the General Plan. Does this mean that these Projects would require a higher number of affordable units than a Project that fits in the General Plan designation?
Did Measure A change how General Plan Amendments (GPAs) are proposed in the County?
I believe you mentioned 10 of the 18 areas were affected. Where can I find out which are these?
How many people are responding in the polls?
In general, how many projects with over 50 units are proposed on average every year? Is it more than half, about half or less than half of the housing projects proposed?
Would the County consider providing subsidies or grants for Group Residential homes, similar to the single residential Down Payment Closing Cost Assistance program?

Why is this process so prolonged when there are 10 of 18 cities in the County that have more than a decade of data available for the County to review? The County has promised California Department of Housing and Community Development (HCD) that it would implement policy H-1.9 since 2011.

Workshop 2

Overview

Date: Wednesday, December 9, 2020

Start time: 6:00 PM (PST) **End time:** 7:15 PM (PST)

Attendance		
Attendees	County of San Diego	Consultant Team
4	5	7

Workshop 2 included a 30-minute presentation overview of the study followed by a question and answer session. The workshop included four Zoom polls followed by a set of three additional discussion questions to promote discussion. Additional details regarding each section of the workshop are provided below.

Zoom Poll Results

- Please indicate whether you agree or disagree with the following statement: “Accommodating a range of housing needs in the unincorporated County area is important to support the young adults, families, and seniors in our communities.”

Answer Options	Count	Percentage
Agree	3	100%
Disagree	0	0%
Neutral	0	0%

Notes: 3 total respondents

- In what unincorporated County area(s) are affordable housing needs greatest? Select all that apply.

Answer Options	Count	Percentage
North (Fallbrook, San Dieguito)	2	50%
East (Lakeside, Alpine)	2	50%
South (Spring Valley, Sweetwater)	2	50%
I don't know or not applicable	0	0%

Notes: 4 total respondents; respondents were allowed to select all that apply

- What are the greatest challenges to affordable housing development in the unincorporated County area? Select all that apply.

Answer Options	Count	Percentage
Compliance costs and/or administrative burden	3	75%
Lack of local funding sources	2	50%
Competitive application process for state/federal funds	2	50%
Lack of funding sources for the Moderate income tier	2	50%
Lack of developable land near transit or infrastructure	1	25%

Zoning constraints	1	25%
Large affordability gap for Extremely Low and Low income tiers	1	25%
Other	0	0%
I don't know	0	0%

Notes: 4 total respondents; respondents were allowed to select all that apply

- Many inclusionary housing programs offer developers alternatives to providing affordable units on site. Select those that you feel are most appropriate for the unincorporated County area.

Answer Options	Count	Percentage
Land dedication off-site but within planning area/nearby vicinity	3	75%
Off-site development	2	50%
In-lieu fee	1	25%
Land dedication on-site	1	25%
Other	0	0%
I don't know	0	0%

Notes: 4 total respondents; respondents were allowed to select all that apply

Additional feedback received during this poll question: Off-site development is the only way you can assure that the units will be built. In-lieu fees are often negotiated down as they were in the City of San Diego and don't provide nearly enough funds to build equivalent units (City of San Diego: \$10-18 per square foot is not nearly enough).

Additional Discussion Questions and Feedback

- Are there components of inclusionary housing programs or density bonus programs in other jurisdictions that you think work well? If so, what are they?

Comment	County Response, where provided
Requiring units to be built is important; otherwise, there is a long delay before affordable units hit the market	-

- Are there components of inclusionary housing programs or density bonus programs in other jurisdictions that you think do not work well? If so, what are they?

Comment	County Response, where provided
Too low a number of units required, not being aggressive enough with the requirement, allowing in lieu fees that are simply too low to generate any meaningful housing	-
Lack of survey areas destined for businesses and many people wouldn't like to live there	-

- Are there other opportunities and challenges related to low- and middle-income housing production in unincorporated San Diego County that you wish to mention?

Comment	County Response, where provided
Can you tie in public funding from state, federal or County to help incentivize developers to build the affordable units?	Yes, definitely. We can tie in public funding from state, federal, and County to help incentivize developers. Typically, when funding is available Notices of Funding Availability are publicized and developers that wish to somehow take advantage of that and to help them build the affordable units will definitely apply so that's definitely an opportunity to help tie in that money when it's available. The intent of a program would be to have additional funding and the County has directed local funding

	through the Housing Trust Fund, but this could be another funding source.
Maybe, some sort of public/private partnership (LIHTC or other sources), but wrapping it into the inclusionary units?	Yes, inclusionary density bonus is a method of getting a developer to build units on site with the development that is deed restricted but if the funding sources are paid then that can be partnered with other monies.

Public Comments/Questions

Comment/Question
Do you have any sense for in-lieu fees in other peer jurisdictions?
You noted that in-lieu fees or other alternatives would be equivalent to the cost of building the units. Do you mean the cost per SF for building incremental units or standalone units?
What was the process that led the County to add a new category, Middle Income, and how was it determined that it would be 120% to 150%?
The key is to help take the sting out of development costs for the developer.
RE: Middle income housing, seems that the middle income housing is included in the RHNA “Above Moderate” category. And RHNA progress, countywide, has been producing Above Moderate at sufficient levels, and your study seems to point that the market is already addressing this segment. So, are you going to recommend not moving forward with the MI density bonus program?
Agreed. Low, very low, and moderate are where we are in the most trouble.
I’m interested in understanding slide 22 better when you have a chance. Which number are you using? 30% or 35% in your calculations on this slide and on the other aspects of this study? Why 35% and not the HUD, HCD definition which is 30%.
From an affordability standpoint, shouldn’t we include a transportation factor? Transportation makes up 15% of the average household budget, but in SD it is higher, and it is higher the further away from job centers the housing is. So, to create affordable units in remoter parts of the County (Borrego Springs) would create a burden for those people (and additionally, VMT issues). I guess I would to see a factor applied that takes into account transportation costs as well as you go further out (for Mod, Low and VL). You can see the Smart Growth Calculator (Dr. Appleyard), which does a lot of great math on a GIS program.

4 Focus Group Meetings

Overview

Date	Focus Group	Attendees	Topics Selected for Discussion¹
February 28, 2022 from 10:00 to 11:00 AM (PST)	#1 – Affordable Housing Developers and Advocacy Groups	14	A – Minimum project thresholds C - Incentives and concessions
February 28, 2022 from 1:00 to 2:00 PM (PST)	#2 – Environmental and Equity Groups, and Labor Unions	7	A – Minimum project thresholds B – Alternative compliance
March 2, 2022 from 9:00 to 1:00 AM (PST)	#3 – Market Rate Developers and Building Industry	12	B – Alternative compliance C – Incentives and concessions

¹As indicated in the overview of the Zoom Poll results for Question 1 below, focus group participants were given the opportunity to select preferred topics for discussion from the following options: A. Minimum Project Thresholds; B. Alternative Compliance; and C. Incentives and Concessions.

The purpose of the stakeholder focus groups was to help inform the development of the San Diego County’s Inclusionary Housing Program. Specifically, the focus groups were designed to understand which potential Inclusionary Housing Program criteria participants might support, and where there might be potential unintended consequences resulting from a potential criterion.

A total of three focus group sessions were conducted via Zoom virtual meetings. Thirty-three stakeholders who represent affordable and market-rate developers, environmental groups, and equity and labor groups participated in the three sessions. The focus groups were conducted on February 28, 2022, and March 2, 2022.

Zoom Poll Results

The Zoom Poll Results for the Stakeholder Focus Groups have been aggregated to summarize the feedback heard across all three focus groups, as applicable, based on the topics selected for discussion.

Topic Selection

1. Which topics would you prefer to focus on for today’s discussion? Please select up to two.

Answer Options	Count	Percentage
A. Minimum Project Thresholds	19	66%
B. Alternative Compliance	15	52%
C. Incentives and Concessions	17	59%

Notes: 29 total respondents. All three focus groups were asked to select which topics they would like to discuss during the session. The top two answers were selected for each group.

Comment
Impossible to separate these categories. They are all interrelated when it comes to the economic feasibility of a project relative to the potential costs associated with whatever is required within an IH ordinance.
Don’t know how you can talk about alternative compliance if you don’t know what the thresholds are going to be. Make sure that all three topics are looked at together when presented to the Board of Supervisors. This is an important and potentially consequential discussion, so I believe time should be provided for full discussion. But understand [that more engagement opportunities will be provided as the program details get developed further]

A. Alternative Compliance

(A1.1) What minimum project size should trigger the inclusionary housing ordinance?

Answer Options	Count	Percentage
1	2	10%
5	8	38%
10	6	29%
20	3	14%
50	1	5%
>50	1	5%

Notes: 21 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions)

Comment
There are parts of the City of San Diego that have an inclusionary requirement for any project, i.e., not only projects of 10+ units. Those parts of the City include “greenfield” development areas. For housing affordability in the unincorporated area, there should be a tiered system that offers different things based on county location and product type.
Currently there is already a lot of competition of available units. Low threshold would create more housing opportunities in general.
There are high-resourced areas that do not have larger project sizes, and a lower threshold would allow lower-income households to access these areas.
In the County we have village boundaries. In villages, there are opportunity to have small projects (5-15 units in size) However, for the unincorporated county, there’s opportunity for lot splits; classification of projects that can meet affordability on-site. Maybe 5-20 units in size in these areas. We should think about capturing estate lot divisions with half-acre to acre lots. Provide an in-lieu fee for smaller projects that are on-going in semi-rural locations.
There are key factors to considering project size: depends on locations, type of construction, and what percentage of units will be affordable. Incentives for density sound good on the surface, but increased density can include higher cost per square foot, often by 12-25 percent.
Need to think about who are building smaller projects. We need housing, middle income, low-income, and this is a policy that could make smaller developments infeasible.

(A1.2) What Residential Products/Typologies do you think represent the best opportunity for future residential development in the unincorporated County?

Answer Options	Count	Percentage
Single Family Large Lot (<4 du/ac)	4	19%
Single Family Small Lot (4-10 du/ac)	10	48%
Townhomes (10-20 du/ac)	12	57%
Garden Apartments and Stacked Flats (20-30 du/ac)	12	57%
Higher Density (>30 du/ac)	15	71%
Other	1	5%

Notes: 21 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions); respondents were allowed to select all that apply

(A2.1) Which Submarkets should be considered subareas where the affordable housing requirements apply?

Answer Options	Count	Percentage
North (Fallbrook, San Dieguito)	14	93%
Central (Lakeside, Ramona)	14	93%
South (Spring Valley, Sweetwater)	13	87%
Mountain (Central Mountain, Julian)	11	73%
Back-country (Desert, Mountain Empire)	9	60%

Notes: 15 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions); respondents were allowed to select all that apply.

(A2.2) Why should those submarkets be considered?

Answer Options	Count	Percentage
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Strong Housing Market	9	60%
General Plan Capacity	9	60%
Low Environmental Impact	9	60%
High Resource Area	10	67%
Other	9	60%

Notes: 15 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions); respondents were allowed to select all that apply

(A2.3) Should the County consider the following factors in applying the inclusionary housing?

Answer Options	Count	Percentage
Infill Areas	12	71%
Village Areas	10	59%
VMT-efficient Areas	7	41%
High Resource Areas	13	76%
Avoid Fire Prone Areas	9	53%
Transit Opportunity Areas	15	88%
Other	2	12

Notes: 17 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions); respondents were allowed to select all that apply

Comment
There is already so much competition and restrictions, so the more free market, the more opportunity there will be build affordable housing. What's driving us is factors beyond our control (Fire-prone, high-resource, etc.)
Important to consider how this affordable housing program may affect immigrant populations. Siting affordable housing units where educational and employment opportunities are at.
An inclusionary housing ordinance with appropriate thresholds/fee options should apply countywide. The County can develop other policy mechanisms/planning documents to encourage/discourage development in various subareas. For instance, inclusionary housing ordinance should not be a de facto growth management policy.
Concerned that this question is siloed and not taking into consideration the cost to produce a unit of housing relative to median incomes and if inclusionary by itself will help or hurt access to new housing. If the inclusionary policy is so burdensome that a project won't pencil, no new housing will be produced and so having an inclusionary policy that requires 10% of affordable units be affordable, 10% of 0 new units is 0. Any decision on this needs to take into basic data which includes average land sales prices, average cost of labor to produce housing, average materials costs, average government impact fees, etc. and how all of those relate to the county's median income
Important to consider how this affordable housing program may affect immigrant populations. Siting affordable housing units where educational and employment opportunities are at.
SANDAG passed regional plan with mobility hubs, placing affordable housing units near VMT areas is a great place to start.
The other component to keep in mind is the county's compliance with AB686, and the policy that the county develops with AFFH law. The goal is to have a state-compliant housing element from 5th cycle to 6th cycle RHNA. This policy can help bring the county into compliance with state law

(A3) What minimum affordable housing set-aside would work best for the County?

Answer Options	Count	Percentage
5% Very Low Income (50% AMI)	2	10%
10% Low Income (80% AMI)	2	10%

15% Moderate Income (120% AMI)	1	5%
10% Low + 5% Moderate	0	0%
5% Very Low + 5% Low	1	5%
5% Very Low + 10% Moderate	0	0%
Menu of options for flexibility	12	57%
Other	3	14

Notes: 21 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions); A middle-income option was not available but had interest from participants. The County noted that the Board direction is not geared toward middle-income housing incentives at this time

Comment
Asked about the AMI for the area and what the stock of naturally affordable housing is already. Gave example of comparing Borrego to a coastal area where you will see a big variance if availability of naturally affordable housing. Consider including up to 150% of AMI as one of the choices when creating a menu
150% AMI should be a menu option
Make it less competitive, and truly give everyone the right and access to affordable housing. This will help our partners who are looking for housing for people experiencing homelessness, and it will help families and individuals whose income is not keeping up with the increasing prices of general goods and services, etc. Most importantly, it will promote diversity in housing with mixed income levels living together

(A4) How long should the affordable units created through an inclusionary ordinance remain affordable?

Answer Options	Count	Percentage
Less than 55 years	2	17%
55 years	5	42%
Greater than 55 years	1	8%
Perpetuity	3	25%
Other	1	8%

Notes: 12 total respondents, which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #2 (Environmental and Equity Groups, and Labor Unions)

Comment
For homeownership projects, 15 years. There needs to be a difference between ownership and rental projects and affordability periods.
Look at Muni Community Land Trust models in Irvine to achieve perpetual affordability

B. Alternative Compliance

(B1) If off-site compliance were to be included, what factors should direct the location of the off-site units?

Answer Options	Count	Percentage
Infill Areas	12	75%
Village Areas	10	63%
VMT-efficient Areas	9	56%
High Resource Areas	13	81%
Avoid Fire Prone Areas	7	44%
Same CPA	10	63%
Other	1	6%

Notes: 16 total respondents, which included participants from Focus Group #2 (Environmental and Equity Groups, and Labor Unions) and Focus Group #3 (Market Rate Developers and Building Industry); respondents were allowed to select all that apply

Comment

Would love to see an opportunity for off-site compliance to include funding into a pool of capital for Naturally Occurring Affordable Housing (NOAH) preservation and / or gap financing for affordable projects that are shovel ready
The cost of housing is way too expensive in San Diego County now. We should not be burdening a small group of home buyers with additional costs. If this problem is so large that Government has to be involved, it should be paid for from a source where the entire population pays for supplying the units.
Working with SD District 1 on pilot program for NOAH preservation. Acquiring market rate or non-deed restricted housing, which is presently affordable, but in danger of no longer being so. Voluntary covenants and Capping rent at 80% AMI. Financial model of property tax abatement facilitates acquisition of property. Also, fix rents for 55 years and peg to growth rates that are set by HUD.

(B2.1) Should the County allow for the payment of fees in-lieu of building affordable units?

Answer Options	Count	Percentage
Yes, for all projects	11	73%
Yes, only for small projects	2	13%
Yes, only if on-site units are a clear obstacle to feasibility	2	13%
No	3	20%
Other	0	0%

Notes: 15 total respondents, which included participants from Focus Group #2 (Environmental and Equity Groups, and Labor Unions) and Focus Group #3 (Market Rate Developers and Building Industry)

(B2.2) If in-lieu fees were to be included, what factors should determine the fees to be paid?

Answer Options	Count	Percentage
Square feet of market rate units	10	63%
Project size	6	38%
Project characteristics	9	56%
Affordability gap	6	38%
Production costs	2	13%
VMT efficiency	2	13%
Location in different subareas	3	19%
In-lieu fees should not be an option	1	6%
Other	2	13%

Notes: 16 total respondents, which included participants from Focus Group #2 (Environmental and Equity Groups, and Labor Unions) and Focus Group #3 (Market Rate Developers and Building Industry); respondents were allowed to select all that apply

Comment
High resource areas are where we want inclusionary housing. Resources should be distributed more equitably than they were before and allowing In-lieu fees may exacerbate existing segregation. High-resource communities should include inclusionary housing. There are 50 or so communities in San Diego that do not have more than 5% affordable housing in their housing stock
In the City of San Diego's North County Future Urbanizing Area, thousands of affordable units have been developed. But for the City's inclusionary ordinance, I don't think home builders would have developed rental units, much less affordable units.
In-lieu fees can be used to provide for 100% affordable projects that can then also magnify unit count by pursuing tax credit financing. As opposed to placing a few units into a market rate project. If you care about getting as many units as possible, in lieu fees can provide an importance source of funding
Work with affordable housing developer. In-lieu fees have been used in SD to provide more than one round of funding because of how they can leverage those funds. Fees need to be able to provide affordable housing also.

in lieu fees are critical because they can be leveraged with state and fed dollars providing flexibility and greater economy of scale to produce housing
In-lieu fees are cost prohibitive typically, so it likely would force market rate developers to include the affordable units. The County should think hard about who occupies L and VL affordable units, and that is traditionally the service industry. The service industry is largely not in County land. Therefore, if there are in lieu fees proposed, make sure they are digestible and also perhaps look at utilization of the collected fees by incorporated cities that have the employment for the L and VL units
There should be no additional costs applied to constructing new housing. We are pricing the entire population out of California. Spread this cost to the entire Population, via Bonds or broad-based increased tax.

(B3) If land dedication were to be included, what standards must be met for the land?

Answer Options	Count	Percentage
Equivalent Cost	5	33%
Capacity	11	73%
Location in a High Resource Area	9	60%
Low VMT Area	3	20%
Within same CPA	5	33%
Outside High Fire Hazard Area	6	40%
No environmental constraints	5	33%
Land dedication should not be an option	0	0%
Other	0	0%

Notes: 15 total respondents, which included participants from Focus Group #2 (Environmental and Equity Groups, and Labor Unions) and Focus Group #3 (Market Rate Developers and Building Industry); respondents were allowed to select all that apply

Comment
There has to be also an approach around community land trusts as a mechanism, Not counting on developers to do it. If we can reduce the cost of the land, that makes it more viable for affordable housing development. Jurisdictions can own more land, i.e., a SANDAG-type structure for community housing. Even if you put up great concessions, which doesn't mean people will take advantage. Land dedication model isn't widely used but if what we're currently doing isn't working, this should be a model that at least is explored.
Regarding capacity of units, if we can't build housing on it, then that seems counterproductive. Land dedication should be ineligible as an alternative compliance option if the land being contributed does not have capacity for the relatively easy construction of housing

(B4) If ADUs were to be included as an alternative compliance option, what factors should apply?

Answer Options	Count	Percentage
Must be on-site	1	17%
Equivalent bedrooms	1	17%
Bought and sold through credit bank	0	0%
High resource, Low VMT	0	0%
ADUs should not be an option	5	83%

Notes: 6 total respondents, which included participants from Focus Group #2 (Environmental and Equity Groups, and Labor Unions) and Focus Group #3 (Market Rate Developers and Building Industry); respondents were allowed to select all that apply

Comment
ADU's are nibbling around the edges, left to homeowners to develop, won't make a significant impact, and hard to track to ensure compliance. I do not agree that ADU's should be part of this program
The provision of ADUs would be so nominal it won't meet goals
There is no reason ADUs should not be part of the program. Every unit helps.

C. Incentives and Concessions

Participants from Focus Group #1 – ‘Affordable Housing Developers and Advocacy Groups’ and #3 ‘Market Rate Developers and Building Industry’ selected Topic C for discussion.

(C1) If a project were to provide more affordable housing than the minimum set-aside requirement established by the ordinance, which of the following offsets would best help project feasibility?

Answer Options	Count	Percentage
Expedited Processing	16	73%
Additional Waivers of Development Standards	14	64%
Additional Density Bonus	12	55%
Other	4	18%

Notes: 22 total respondents which included participants from Focus Group #1 (Affordable Housing Developers and Advocacy Groups) and Focus Group #3 (Market Rate Developers and Building Industry); this question was in a single-response format for Focus Group #1. Participants shared additional responses in the chat function of Zoom, which have been added to the results depicted in this table. Focus Group #3 was given the option to select all options that apply.

Comment
The benefit [of affordable housing] is so great because losing that unit is more harmful than accepting the raise in salary that would push you out of the income bracket for the unit. You’re allowed to earn 140% AMI household income and still pay the rent year-over-year at 30 percent. It’s incorrect that you lose your housing immediately when you are no longer in the income bracket at which you were approved
Increased density is not always a solution. Additional density bonus is helpful, but at some point, more of something that is financially infeasible doesn't help. By right = more predictability = less risk = lower cost of capital. Additional waivers of development standards are helpful. I have two projects in LA where we bypassed the Transit Oriented Communities program in favor of the State Density Bonus because it provides more flexibility around open space and setback standards.
Additional Waivers of development standards should not be used. Should be context dependent, but could lead to potential discriminatory effects
Higher density can trigger different construction type thereby increasing overall costs.
If the goal is to produce more housing than is already being produced, more incentives are needed. Other offsets can be prioritizing CIPs in areas where you want new housing.
Make them by-right and no discretionary processing whatsoever
By-right - no fees at all; all fees - water etc. covered by County
Offsets of other development requirements could help make additional units economically feasible. Reducing costs in one area to provide cost offset for affordable housing is the right approach. Make sure an expedite program actually works. Other jurisdictions that have that option, it is simply another in box. By-right is a better approach.

D. General Plan Amendments

All three focus groups were asked to discuss Topic D – General Plan Amendments.

(D1) Do you think that the County should have the same inclusionary requirements for both GPA in Infill Locations and GPA in Greenfield/Rural locations?

Answer Options	Count	Percentage
Same IH requirements for GPA in Infill and GPA in Greenfield	4	16%
IH requirement to regular housing projects (not GPA)	7	28%
Require more IH units for GPA in Greenfield than GPA in Infill	1	4%
IH requirement should reflect each project’s increased land value	9	36%
Additional IH requirement should increase proportionally based on density increase	8	32%

Other	5	20%
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Notes: 25 total respondents which included participants from all three Focus Groups

Comment
With the county's restrictive VMT policy it is unlikely that GPAs will be economically feasible outside VMT efficient areas.
If we can't build housing on it, then that seems counterproductive. Land dedication should be ineligible as an alternative compliance option if the land being contributed does not have capacity for the relatively easy construction of housing
VMT policy is prescriptive against development. The VMT policy is to curb GHGs. However, affordable housing should be where the employment centers are for the residents.
How the County will consider in-fill will be important
Question was too nuanced to commit to a response

5 Public Workshop: Ordinance Considerations

Overview

Date: Wednesday, June 29, 2022
Start time: 6:00 PM (PST) **End time:** 7:15 PM (PST)

Attendance		
Attendees	County of San Diego	Consultant Team
48	11	5

Workshop 3 included a presentation overview on certain aspects of the Inclusionary Housing Ordinance. The workshop also included twelve Zoom polls followed by an informal question-and-answer opportunity. Additional details regarding each section of the workshop are provided below.

Zoom Poll Results

1. Are there specific types of locations where affordable housing is needed?

Answer Options	Count	Percentage
Map 1: Across all the unincorporated areas (all Community Planning Areas)	13	41%
Map 2: Within all villages. Villages areas where a higher intensity and a wide range of land uses are established or have been planned, such as, for example, the Fallbrook Village.	16	50%
Map 3: Access to Transit, including bus and bike routes	16	50%
Map 4: Near jobs, amenities, services and infrastructure that would allow for less use of cars	19	59%
Map 5: High opportunity areas often have attributes that, based on research, have a positive effect on the economic mobility of residents. For example, areas with high quality schools and high income;	11	34%
Map 6: Multiple Criteria - Village, Transit, Jobs/Amenities/Services/Infrastructure, High Opportunity Areas	14	44%
Other	4	13%

Notes: 32 total respondents; respondents were allowed to select all that apply

Comment
Are you considering Work force housing as affordable? That is 80% AMI +
Are these options for Apartments or Single Family Homes or Both?
To solve our climate and housing crises concurrently, we must prioritize developing onsite dense, affordable housing near VMT-efficient areas, jobs, transit, and services that aid in minimizing sprawl and reducing GHG emissions.
I selected "Other" because I think all these criteria are useful, but some may be higher priority than others. Also, we should consider where the transportation goes (to other things like jobs & amenities) not just that it exists.
There is a significant amount of job opportunities along the Scripps Poway parkway corridor that should include Ramona as a nearby community.
None of these poll choices seem to have been formulated w/ a mind toward expanding housing choice to promote equal housing opportunity.
Another criteria for where to have housing: Prioritize affordable housing in areas with greatest need from residents in area based on income and access to affordable housing.
Regarding transit, the slide that showed areas that are close to transit did not appear to be accurate. Until real accessible consistent transit is available in the county, transit can't be as a qualifier.
The proximity to mass transit objection can be resolved by County-city TDR agreements

2. What minimum project size should require affordable housing, if any?

Answer Options	Count	Percentage
All projects	5	17%
5 units	2	7%
10 units	9	30%
20 units	6	20%
50 units	7	23%
None	1	3%

Notes: 30 total respondents

Comment
I did not feel equipped to answer this question without understanding the financial impact to the developer for, for example, a 5 unit vs 10 unit. It seems that the value of the units also should be considered.
Not sure of I understood what you were asking. Are you saying that a minimum of 50 units per construction project or 50 units total to build in that area?
minimum project size requirements incentivize project applicants to simply submit separate development permit applications in order to come in under the requirement. For example, instead of a 10 unit project, two 5 unit projects.
I did not vote because the question should have included in lieu fees alternatives (in lieu fees for projects smaller than ten)

3. What percent of total homes in a given project should be affordable?

Answer Options	Count	Percentage
5% (e.g., a project proposing 200 units would provide 10 affordable housing units; a project proposing 60 units would provide 3 affordable housing units)	5	16%
10% (e.g., a project proposing 200 units would provide 20 affordable housing units; a project proposing 60 units would provide 6 affordable housing units)	2	6%
15% (e.g., a project proposing 200 units would provide 30 affordable housing units; a project proposing 60 units would provide 9 affordable housing units)	9	29%

Answer Options	Count	Percentage
20% (e.g., a project proposing 200 units would provide 40 affordable housing units; a project proposing 60 units would provide 12 affordable housing units)	14	45%
Other	1	3%

Notes: 31 total respondents

Comment
It is difficult to say what percentage of units should be also knowing what the affordability level would be because they are closely associated.
Affordable housing should include the concept that people can buy starter homes, not just become renters for life. Developers of affordable housing should provide for starter home prices for Low income buyers.
Inflation and interest rates are impacting projects now. Those projects that were entitled last year now can't be built. The answers aren't black and white.
I voted "other", because I think the percentage depends on other characteristics of the housing: location, etc...
Should be 10% low and 10% very low

4. Which income levels should the affordable homes target for a family of four (two adults and two kids)?

Answer Options	Count	Percentage
<\$20,000 (extremely low)	11	35%
\$20,000-\$40,000 (very-low)	16	52%
\$40,000-\$65,000 (low)	20	65%
\$65,000-\$100,000 (moderate)	14	45%
\$100,000-\$130,000 (above-moderate)	6	19%
Other	1	3%

Notes: 31 total respondents; respondents; respondents were allowed to select all that apply

Comment
The affordable housing should not target a single income level, but support a range in the sub \$65,000 range
According to the SDHC, the highest qualifying income is \$100,000 a year.
I think a criterion for 1st time home buyers should be included in inclusionary housing. Our children are literally having to move out of our community/state to find affordable housing.
In San Diego (and other places) we way OVERBUILD high income housing 152 % of need and Way UNDERBUILD medium 18% of need and low income 23% of need. Why can't we disincentivize high income building SLIGHTLY increase building permits etc. and incentivize middle and low income with LOWER building permits etc.?

5. Which Incentives do you feel are best suited to increasing affordable housing supply in the unincorporated County?

Answer Options	Count	Percentage
Density Increases	16	44%
Reduction of Development Standards	10	28%
Reduced Parking Requirements	12	33%
Expedited Permit Processing	26	72%
Reduced Development Impact Fees	13	36%
Direct Financial Subsidies/Tax Exemptions	18	50%
Other	4	11%

Notes: 36 total respondents; respondents were allowed to select all that apply

Comment

Again, density bonus laws are already too lenient. Do not
Parking should be reduced if located in close proximity to transit as measured by walking distance.
Reduced parking is not working in Mission Valley. Especially for handicap persons.
I got house and I'm working in project for two apartments next to my house city require a discretionary permit do I have any other option?
Reduced DIFs have, in the City of SD, historically resulted in under resourced neighborhoods with deficient/inadequate infrastructure, please do not repeat this mistake w the County.
Comment
Much of the unincorporated areas do not have adequate mass transit, parking in unincorporated areas is very necessary
We should be careful of reducing the quality of inclusionary housing! It trends towards being segregation.
All incentives should be used/offered
Do not rule out any potential incentives. We have an affordable housing crisis. A variety of incentives are needed.
In any case, no density increases in ANY area which is NOT VMT compliant should be allowed!

6. Are there any incentives you feel should not be used?

Answer Options	Count	Percentage
Density Increases	6	19%
Waivers of Development Standards	12	39%
Reduced Parking Requirements	14	45%
Expedited Permit Processing	4	13%
Reduced Development Fees	9	29%
Direct Financial Subsidies	9	29%
Other	4	13%

Notes: 31 total respondents; respondents were allowed to select all that apply, and were asked to indicate in the Zoom chat function why the incentive should not be used, if desired

Comment
If Developer is granted Density Increases, they shouldn't be granted Reduced Parking Requirements. This will cause a problem with visitor parking.
We should reduce simplify and/or eliminate state income taxes as they do in 7 other states BEFORE we use taxes to subsidies.
Development standard waivers create projects that often are inconsistent w/ community characteristics
Reduced parking requirements will ONLY make sense if the development is within an identified mobility hub area
Expedited processing may make sense, but not any waiver or reduction of environmental review
Financial incentives or tax reductions only if the % of affordability to low/very low is increased
Incentives for developers such as density bonus waivers or deferral of impact fees can result in the displacement of costs onto the public, either directly or indirectly.
Waivers and deferrals only create a financial vacuum somewhere. They are not free. In the end taxpayers pay for them.
In-lieu fees have proven to be not sufficient, and not wisely spent to actually produce affordable units. They have been a political concession to developers and have not been productive
In-lieu fees sounds like buying your way out of participating.
Incentives are needed for projects to pencil out for units
All incentives sound good, but doesn't that usually result in free-for-alls? Limits foster controls... And limits reinforce authority.
There should be NO incentives, in any case, for "higher income brackets"
Wrong - Incentives need to be more for the higher AMI levels - Work Force Housing! There has been and continues to be plenty of sources of funds for low income/homeless projects.

7. Should alternative compliance options be available to all developers?

Answer Options	Count	Percentage
Alternative compliance should only be available to developers that cannot accommodate affordable housing on site due to physical constraints.	17	46%
Alternative compliance should be an elective option available to all developers.	20	54%

Notes: 37 total respondents

Comment
Some of the incentives come at a public cost and will keep land costs high. The county should not use incentives that come at a public cost. What you should do in limit them and phase the IH requirements over a period of a few years to allow for the land markets to adjust.
Elective, but based on specific criteria...
I chose "elective" because I felt it might increase creativity in solutions

8. If a developer requests alternative compliance, which options should be available, if any?

Answer Options	Count	Percentage
Off-site Development	23	68%
In-lieu Fees	18	53%
Land Dedication	23	68%
Accessory Dwelling Units	19	56%
None	1	3%

Notes: 34 total respondents; respondents were allowed to select all that apply

Comment
In lieu fees for small projects
To all, but near the project
ADU benefits for the single home development should also be considered. If I build a Single family dwelling and what to include a ADU for low income housing, I should get the incentive as well.
Developers electing to participate in Affordable Housing Program have earned a few perks. They have an option to build without considering AHP.
ADUs, if not cost/rent controlled for a long period of time, will not be affordable.
RE: land dedication, the land so dedicated must be in an already developed/urbanized area, e.g., mobility hubs. The County can establish allowance in city jurisdictions by agreement.
ADUs are clever but challenging. Homeowners may not be qualified in screening affordable rental applicants, and ensuring compliance with the deed restriction / affordable housing agreement. This is usually all done by professional property management companies.
Accessory units may bypass community infrastructure needs
Maybe in-lieu fees are less fair to small developers

9. Are there any alternative compliance options that should not be allowed?

Answer Options	Count	Percentage
Off-site Development	6	18%
In-lieu Fees	10	30%
Land Dedication	4	12%
Accessory Dwelling Units	7	21%
None	14	42%

Notes: 33 total respondents; respondents were allowed to select all that apply, and were asked to indicate in the Zoom chat function why the incentive should not be used, if desired

Comment
In the city of San Diego, alternative compliance in the form of off-site and in lieu fees (because they result in off-site) have functioned to perpetuate the development of affordable housing in a manner that limits housing choice and equal housing opportunity. Under its obligation to Affirmatively Further Fair Housing, the County should minimize the availability of these alternative compliance methods to the greatest extent possible.
Every advantage should be given to affordable housing. Offering just one of each not the way to go, offer all incentives to get it to work and built
Again, it is important to have a variety of alternative compliance options due to the severity of the affordable housing crisis and high land costs in San Diego County
Off-site development could lead to dangerous and inequitable sprawl. All inclusionary housing development must be on-site to avoid negative environmental affects
If the county/state were serious about affordable housing they would offer all incentives to get the housing.
In any case, no density increases in ANY area which is NOT VMT compliant should be allowed!
Accessory units may bypass community infrastructure needs

10. If off-site development or land dedication was allowed, what should be taken into consideration?

Answer Options	Count	Percentage
Proximity to jobs/amenities/services	22	65%
In high opportunity areas (“high opportunity areas” are typically thought of as areas with strong economic, environmental, and educational outcomes, or quality schools)	21	62%
Near transit	20	59%
Same Community Planning Area	13	38%
Other	3	9%

Notes: 34 total respondents; respondents were allowed to select all that apply

Comment
If land dedication to county is allowed, the land must be viable and dedicated or deeded to affordable housing, not open space dedication.
Limiting inclusionary housing to transportation hubs or mass transit is not conducive to unincorporated areas. Build the housing and then focus on mass transit
Alternative compliance should incentivize the development of affordable housing in communities that have historically denied these housing opportunities to tenants who are members of constitutionally protected classes
Other: again, in mobility hub areas of the region.
I am one tenant in a six-unit complex. I would not want to be the one affordable renter...

11. When should in-lieu fees be allowed?

Answer Options	Count	Percentage
Should be an option for all projects	8	25%
Only small projects should be allowed to pay In-Lieu Fee (e.g., less than 5 units);	10	31%
Only projects that cannot feasibly accommodate affordable housing on-site should be allowed to pay In-Lieu Fee	15	47%
Other	7	22%

Notes: 32 total respondents; respondents were allowed to select all that apply, and were asked to indicate in the Zoom chat function why the incentive should/should not be used, if desired

Comment

Please minimize the availability of in lieu fees to the greatest extent possible for the reason provided in an earlier comment that I provided
In-Lieu Fees are a great option but they need to be reasonable.
In lieu fees may be too easily abused where the fees disappear into the general funds and never used for housing...
Agree with minimizing in lieu fees as option as much as possible
In-lieu fees should only be allowed when there is FULL accountability to see they are in fact USED for affordable housing.
AHP is crucial for our County. ILF should not be an option.
In-lieu fees have proven to be not sufficient, and not wisely spent to actually produce affordable units. They have been a political concession to developers and have not been productive
If the County's inclusionary requirement is good enough, e.g., 15-20%, then less than 5 unit projects could provide in-lieu fee since their requirement would be less than 1 unit. Note however, the fee must be substantial enough to actually produce affordable
In-Lieu fees should be available for Profit Affordable housing developers and not just non-profits. Non-profits in my experience, band widths are not as large and actually prevent affordable housing from being built. Additionally, in San Diego County, especially with the San Diego Housing Authority s has favorites non-profits on whom get the sources of funds.
Seems to me that in-lieu fees should be larger, not limited; it's a ticket not to comply.
Please note: the City of San Diego inclusionary and in-lieu example should NOT be followed!

12. Should General Plan Amendments that request density increases be required to provide more, less, or the same amount of affordable housing as other projects?

Answer Options	Count	Percentage
More affordable units	21	72%
Less affordable units	0	0%
Same amount of affordable units	8	28%
No affordable units	0	0%

Notes: 29 total respondents

Comment
GP amendment sounds very similar to density bonus increase and should probably function in a similar manner
More affordable housing than required by the IH ordinance
Why would developers submit a general plan amendment, if more affordable units are required? They could simply take advantage of the density bonus law and be entitled to incentives and concessions.
GPA density should include ADU development within SFD developments.
If the general plan worked, then take more units, but it doesn't. GPAs are needed to modify an antiquated document, don't penalize housing.
Yes, GP amendments should be considered individually given each proposal's unique circumstances.
I second that GPAs should only be in VMT efficient areas and/or designated mobility hubs with SANDAGs Sustainable Communities Strategy
A GPA exception available for ADU tied to inclusionary housing would be a significant incentive for existing homeowners in unincorporated areas. Are you considering language in the ordinance for this?
NO general plan amendments that increase density on County lands should be approved at all. The County's current capacity is more than adequate to meet its regional allocations for housing development.
G. Plan amendments increasing density are almost ALWAYS used to spread sprawl
So, GPAs comes down to flexibility. Excellent, within "no-cheating" limits ;-)
The City of San Diego requires 20 percent affordable housing in the North City/Future Urbanizing Area. There is no in lieu fee option. This is approach is appropriate for County GPAs.

Also, I agree with [Participant] that GPAs should not be allowed on rural or semi-rural land. GPAs should only be considered in VMT efficient areas.

Q12: does not have a "should not be allowed"

Public Comments/Questions

Comment	County Response, where provided
Will the slideshow be available after this webinar? We're going a little fast! Thanks	We will be posting the recording and presentation on the project website.
Can you discuss how a land value recapture provision might work as part of an inclusionary housing program?	General Plan Amendments typically raise the value of land through upzoning. The County is considering a requirement that projects that receive this density increase through upzoning provide affordable housing on site. In this way, the County recaptures some value created through the General Plan Amendment.
How does the County plan to meet its obligation to Affirmatively Further Fair Housing through the implementation of an inclusionary housing ordinance?	The program can be developed to help increase affordable housing opportunities within high resource areas, for example, by allowing offsite development within high resource areas.
Regarding transportation in rural areas. Nearly all only have 2 stops per day. Will that increase if density increases?	Bus routes and frequency are determined by SANDAG (the regional planning agency) and the Metropolitan Transit system (MTS) based on a variety of factors. Increased density and ridership in an area could potentially lead to increased frequency in the future.
Aren't most rural residences in the affordable range already?	There is a wide range of housing prices in the more rural areas of the unincorporated County. The inclusionary program would only apply to projects of certain size, 100 units for example. They are also considering areas (especially in the east County) to be exempt based on the local housing market there
Please define your High and Highest requirements? Based on HCD / TCAC	High and Highest Opportunity Areas are defined by the California Tax Credit Allocation Committee and Housing and Community Development (TCAC/HCD). This includes environmental, economic, and educational factors. You can learn more about Opportunity Areas here: https://www.treasurer.ca.gov/ctcac/opportunity.asp
Existing incentives are based on what percentages?	Incentives are based on the percentage of affordable housing provided as part of the development project.
Do income levels [in the presentation] align with the State HCD income categories?	Yes, the income levels presented are aligned with State HCD 2022 maximum incomes: https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf
Why should there be any concessions or incentives? A universal inclusionary requirement will affect the market by reducing land costs, offsetting the cost automatically.	State Law (AB 1505) currently requires all jurisdictions with mandatory inclusionary housing programs to provide incentives and concessions to offset costs.
Incentives come at a public cost - such as eliminating DIFs - No incentives. BUT phase in the IH requirements to allow for the land market to adjust to the IH requirements.	The IH requirement would be phased in over time to allow for the market to adjust.
Expediting permit processing sounds like a shortcut to safety concerns; maybe builders are more interested in the bottom line? i.e...\$\$\$?	—
If fees of any sort are reduced, who picks up the slack?	—

Comment	County Response, where provided
Some projects that increase density may have some infrastructure upgrades built into the projects. The communities may have further concerns about their exit roads during an emergency, and traffic that they weren't set up for. Will any of these programs offer funds to address the Community at whole concerns.	Additional density on-site is not always feasible because of concerns of traffic and environmental impacts. This is why alternative compliance options are available. In the case of upzoned areas, these projects take on additional infrastructure costs in order to increase development capacity. This is inherently an exchange of increased land value for the provision of required community benefits. Affordable housing could be a community benefit that is considered as a requirement.
Do these inclusionary laws take into account existing neighborhoods? I mean, going into an existing neighborhood and affecting property values...are the County and Developers protected from law suits if existing residents don't want more affordable housing?	—
Are any inclusionary housing builds required, or is it all voluntary?	There is currently no inclusionary housing ordinance in the unincorporated area. The Board has directed the County to develop a mandatory inclusionary ordinance that would apply to all projects over a certain size. We are receiving input today on the public's preference for project size and other componets.
If the Affordable Housing is located offsite, will those tenants have access to all amenities built by Developer?	The off-site units would be required to be of like kind to the on-site units. This would include of comparable size and type. Thank you for this additional comment and consideration.
How long will landlords be required to keep their accessory dwelling units as "affordable housing", or are there any such standards in the plan?	Hi [Participant], units would be income deed restricted, including ADUs. The ordinance will include an affordability period. Most jurisdictions require 55 years, but some jurisdictions may require more or less years. Please feel free to share your feedback on the appropriate period of affordability.
If an ADU is built on one's property, how difficult would it be to evict a bad tenant?	This would be goverened by California eviction laws and not by an inclusionary housing program.
If the Affordable Housing is located offsite, will those tenants have access to all amenities built by Developer?	The off-site units would be required to be of like kind to the on-site units. This would include of comparable size and type. Thank you for this additional comment and consideration.
If developers build without any AH units, and only high end, wouldn't the home they move out of be considered more affordable?	Increased housing in general is a goal sought by the County, and households moving from older homes to new ones should in theory free up more affordable homes for others. This is one way to create naturally occuring affordable housing. The extent to which a hosuehold that qualifies for affordable housing move into the newly vaccated home is not clear. The goal of the inclusionary program would be to provide affordable housing to lower income families without materally impacting market rate homes.
Does AFP also consider Seniors in that program?	Hi [Participant], our program is still under development. So this is somehting that we can consider as we develop the program. Thank you for your feedback.
What is to keep developers from raising the price of non-AH units to cover the AH shortfalls.	—

Additional Discussion Questions and Feedback

Comment
Alternative Compliance Option: purchase an existing apartment building, fix it up and deed restrict it.
The regional standard inclusionary % is 15%; this should be the minimum County inclusionary requirement
On-site childcare available, washer/dryer in every unit.

Comment
A suggestion: consider a sliding scale in which more incentives are offered in return for creating AH for the lowest income brackets and less incentives for the highest income brackets
GPA density should include ADU development within SFD developments.
Tying VMT and inclusionary housing together in a huge mistake for unincorporated areas: Lakeside, Alpine Ramona, etc. have no mass transit and tying in VMT will only limit, not incentivize, inclusionary housing in these urban areas. VMT GPA should be allow for inclusionary housing
One additional compliance option: huge developers required to subsidize small developers?
If increased density results in MORE affordable units, that changes the entire neighborhood.
The City of San Diego requires 20 percent affordable housing in the North City/Future Urbanizing Area. There is no in lieu fee option. This is approach is appropriate for County GPAs.
City of SD "future urbanizing area" - problem is, the City will commonly remove lands from "future urbanizing" and 20% will not apply. City of SD requirement is now an absolutely horrible 6%
Re: "greenfield areas" - no incentives, this would be sprawl driving climate change and not providing housing where lower income households need to have housing

6 Pre-Public Review Meetings

Overview

Meeting #1 Affordable housing developers and advocates
Date: January 12, 2023
Attendees 8

Meeting #2 Environmental and Equity Groups
Date: January 12, 2023
Attendees 8

Meeting #3 Building Industry and Developers
Date: January 13, 2023
Attendees 15

Comments Received - Affordable housing developers and advocates
Efforts of Inclusionary Housing should be tied in to actions related to promoting homeownership
Tie Ordinance into efforts and board directions related to upzoning
County should include very low- and low-income thresholds in the Ordinance
There should be an explicit tie between upzoning and mandatory inclusionary housing
In exchange for a streamlined process, there could be a required set aside for affordable
Make sure developers can still use density bonuses
County should look at programs that can help subsidize affordable projects
For GPAs, if the developer taking the risk and the costs, there should be no requirement for affordability.

Comments Received - Environmental and Equity Groups
Some aspect of tenant protections should be incorporated for new affordable units – look for opportunities to align with state law.
From rental and fair housing perspective, moderate to extremely low-income units should be the focus.
Down payment assistance funds and closing cost assistance should be provided for households at 80 percent AMI.

Comments Received – Review Meeting with Developers
Clearly differentiate what incentives are mandated under state law and which go above and beyond.
Discretionary actions are too lengthy when it comes to addressing affordable housing, needs to be addressed.
Concerns about VMT implications rendering projects economically infeasible.
Building industry has concerns that they are being inundated with regulatory impediments.
Development is already limited, too many disjointed pieces and ordinance will make development challenging.

7 Public Workshop: Draft Ordinance

Overview

Date: Wednesday, March 1, 2023
Start time: 6:00 PM (PST) **End time:** 7:30 PM (PST)

Attendance		
Attendees	County of San Diego	Consultant Team
29	13	5

Workshop 4 included a presentation overview of the County’s Inclusionary Housing efforts to date, and the Draft Inclusionary Housing Ordinance and Criteria Options. The workshop included fourteen Zoom polls and an informal question-and-answer opportunity. Additional details regarding each section of the workshop are provided below.

Zoom Poll Results

1. What minimum project size should require affordable housing for General Plan compliant projects?

Answer Options	Count	Percentage
5 units	6	35%
10 units	7	41%
Other	4	24%

Notes: 17 total respondents

Comment
1 DU should be subject to the IHO
All
Assuming this chat is accurate, for MF, if the minimum set aside is 5%, then it should only apply to projects of at least 20 units so that at least 1 full unit would be required (though in-lieu fees could be paid). For For-Sale, 10 units is probably the appropriate size.

2. What minimum project size should require affordable housing for General Plan Amendment projects?

Answer Options	Count	Percentage
1 unit	3	18%
10 units	7	41%
Other	7	41%

Notes: 17 total respondents

Comment
All

5 units
Upon reflection, I take that sentiment back. 10 units ins probably the appropriate size
Comment
This one is tough!
Depends on the area of the APN. Maybe dividing lots?
For GPAs, for-sale projects probably 4 units as that is the maximum allowed to be prepared with a Parcel Map
More than 10 units, at least ~30, for developer ROI/proforma feasibility
I was thinking about the first set of questions regarding which projects should this program apply the wrong way. I was only considering providing units on-site, and not thinking about payment of the in-lieu fee. The program should apply to all projects, regardless of size. Smaller projects would just pay the fee instead of providing on-site deed restricted units.

3. Please select your top two preferences for set-asides for GP Compliant For Sale developments.

Answer Options	Count	Percentage
5% Very Low Income (\$65,050)	8	38%
10% Low Income (\$104,400)	8	38%
5% Low Income (\$104,400) + 10% Moderate Income (\$128,300)	15	71%
15% Moderate Income (\$128,300)	3	14%

Notes: 21 total respondents; respondents were asked to select two options

Comment
20% minimum

4. Please select your top two preferences for set-asides for GP Compliant For Rent developments.

Answer Options	Count	Percentage
5% Extremely Low Income (\$39,050)	3	17%
5% Very Low Income (\$65,050) + 5% Low Income (\$104,000) + 5% Moderate Income (\$128,300)	12	67%
10% Low Income (\$104,400)	8	44%
15% Low Income (\$104,400)	4	22%

Notes: 18 total respondents; respondents were asked to select two options

Comment
20% for all
False choice limiting options
This is all nonsense, with false choices, attempting to provide a false narrative about what is supported

5. Please select your top two preferences for set-asides for GPA developments.

Answer Options	Count	Percentage
10% Extremely Low Income (\$39,050)	4	19%
5% Very Low Income (\$65,050) + 15% Low Income (\$104,000)	8	38%
10% Very Low Income (\$65,050) + 5% Low Income (\$104,400) + 5% Moderate Income (\$128,300)	14	67%
20% Low Income (\$104,400)	8	38%

Notes: 21 total respondents; respondents were asked to select two options

6. Please indicate your most preferred alternative compliance option.

Answer Options	Count	Percentage
Offsite development	6	38%
Land dedication	1	6%
In-lieu fees	3	19%
ADUs	4	25%
Rehabilitation of units	2	13%

Notes: 16 total respondents

7. Please indicate your second preference for an alternative compliance option.

Answer Options	Count	Percentage
Offsite development	3	19%
Land dedication	6	38%
In-lieu fees	2	13%
ADUs	2	13%
Rehabilitation of units	3	19%

Notes: 16 total respondents

8. Please indicate your least preferred alternative compliance option.

Answer Options	Count	Percentage
Offsite development	3	19%
Land dedication	2	13%
In-lieu fees	4	25%
ADUs	4	25%
Rehabilitation of units	3	19%

Notes: 16 total respondents

9. If off-site development were to be allowed, how many affordable units should be required?

Answer Options	Count	Percentage
Same as on-site development	10	77%
5% more affordable units than on-site	0	0%
Offsite development should not be an alternative compliance option	3	23%

Notes: 13 total respondents

10. Where should in-lieu fees be allowed?

Answer Options	Count	Percentage
All projects	6	38%
Only small projects (<10)	5	31%
In-lieu fee should not be an alternative compliance option	5	31%

Notes: 16 total respondents

11. If the County allows for the Rehabilitation and Preservation of affordable units as an alternative compliance option, the developer should:

Answer Options	Count	Percentage
Provide the same number and level of affordability required by the set-aside	7	47%
Provide twice the number of required affordable units	4	27%

Rehabilitation and preservation should not be an alternative compliance option	4	27%
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Notes: 15 total respondents

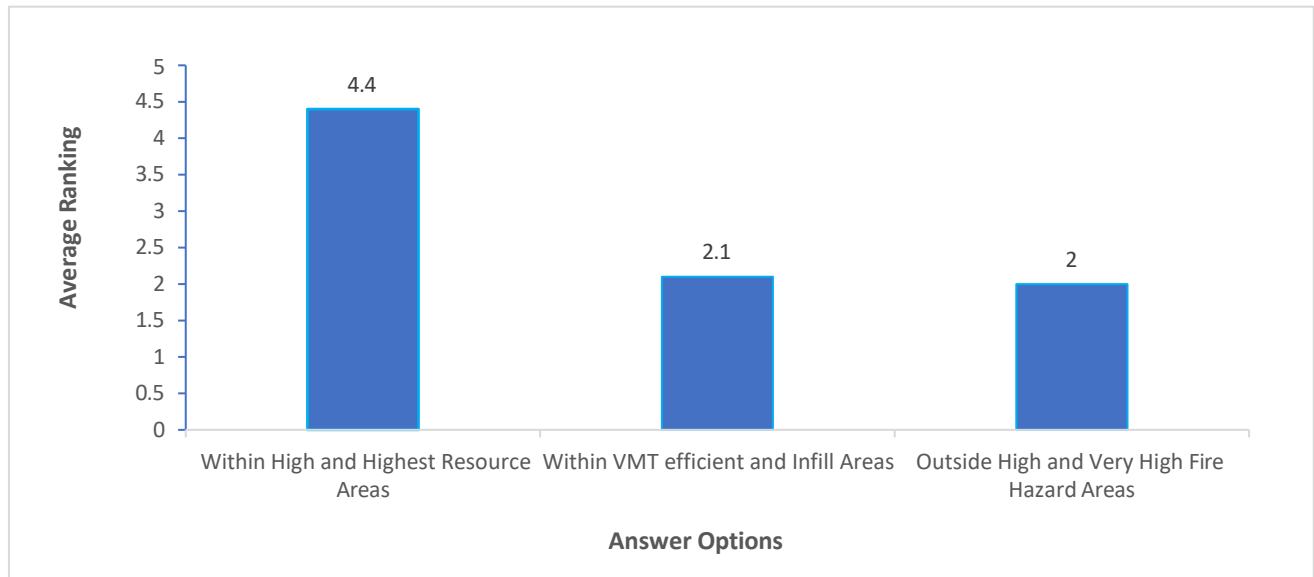
12. Should location criteria be applied to projects seeking to use off-site development or land dedication to satisfy affordable housing requirements?

Answer Options	Count	Percentage
Yes	7	50%
No	6	43%
Other	1	7%

Notes: 14 total respondents

Comment
Off-site should be considered on a project-by-project basis. There may be benefits that can't be captured by overly broad criteria

13. If off-site development or land dedication were to be allowed outside a 1-mile radius of the market-rate units, please rank your preference for location criteria options, with 1 being the most preferred and 3 the least preferred.



Notes: 15 total respondents; Average ranking calculated using a weighted average. In other words, the respondent's most preferred choice has the largest weight, and their least preferred choice has the least weight. The "Outside High and Very High Fire Hazard Areas" and "Within VMT efficient and Infill Areas" options were ranked by 14 of the 15 respondents.

Comment
While I don't think the proximity to VMT should be eliminated as a consideration, MTS is actively trying to increase mass transit use, which means it's not being effectively used and, therefore, should not be the #1 consideration, as it has been with the recent TPA>SDA vote

14. The County should allow for expedited review if:

Answer Options	Count	Percentage
The project is fully affordable	3	21%
The project contains 50% more affordable units than the set-aside requirement	10	71%
Expedited review should not be an option	2	14%

Notes: 14 total respondents

Comment
Expedited review should be an incentive for a developer providing any percentage of affordable housing. The developer is helping to address a critical problem: housing.
This is all an income-based analysis. Where is the more appropriate representative cost analysis to develop or build. Unless you can determine the cost to build or the increased fees added to the cost, there is no ability to make a realistic analysis of whether the development costs can match up with the perceived income capability. If you can't affordably build or extra fees are increasing costs, then this is an exercise in futility.
Expedited review of affordable housing negatively impacts normal construction

Public Comments/Questions

Comment	County Response, where provided
Only 40 people participated in the June Webinar. The population in unincorporated SD is 510,780. 40 participants is .0078%. Hardly a mandate. Why don't you attend local community planning group meetings to get meaningful input?	Hi [Participant], we have been coordinating with CPGs and meeting with interested community and stakeholder groups. For instance we met with the Jamul CPG last night and plan to meet with the Casa De Oro CPG and San Dieguito CPG next week. We have other meetings planned as well and we would be happy to meet with your group too if you don't mind sharing more information with us in the chat.
In your quest for public input, how many people did you interview in that income bracket who would be expected to finance, purchase, maintain, pay taxes upon, and otherwise exhibit the basics of home ownership?	Hi [Participant], we interviewed stakeholders that develop housing, both market rate and affordable housing developers. We did not collect income level information from any of the people that we interviewed. I'll add that we did reference the regional housing needs allocation (RHNA) for the unincorporated County, which estimates housing needs at different income tiers.
Does issues such as food deserts, minimal employment opportunities and the lack of public mass transit factor into whether a community should be targeted/bypassed for denser or affordable housing focus? That fire risk should not be the only factor.	Alternative Compliance includes an option for off site development. This is further refined through additional options for where this off site development can occur. Option 3 considers high and low resource areas as defined by State HCD. High and low resource areas consider factors such as access to jobs, education, and resources. Thank you for your input on additional considerations such as transit and access to food.
Why is the County proposing that a higher percentage for For-Sale homes (20%) be subject to the IHO than For-Rent homes (5%)? If both are deed-restricted, what is the difference?	Hi [Participant], we are not recommending any specific option at this time. We tested 29 scenarios of affordable housing set aside (percentage of affordable housing and income level). All of these scenarios were tested for GP compliance, GP for Sale and GPA. We have a range of options, including six feasible options for GP sale, nine GP feasible options for rent, and 26 feasible options for GPA. We are asking for public feedback on these feasible option in terms of preferences for any of the feasible options.
Will the recording of this webinar be available for viewing after its conclusion? I know others who were unable to attend who'd like to be able to view these slides and hear your comments.	<u>Yes, the recording of this webinar as well as a summary of questions and answers will be provided on the project website here:</u> https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html
How many participants are here tonight?	<u>There are currently 25 attendees.</u>

Comment	County Response, where provided
Has the County considered using building electrification as part of the affordable housing developer incentives? There are already major cost-savings by building all-electric as well. For example, if a developer builds all-electric, not only will it be less expensive but it could also provide access to the expedited permitting incentive or others.	<p>We have not seen building electrification as an inclusionary housing incentive as part of our best practice research. Do you have any examples that you can share with us?</p> <ul style="list-style-type: none"> - Participant Response: "Climate Action Campaign will be sending a recommendation for the IHO and I will make sure to ask my colleague that works on BE to include examples for you all in our letter. Thanks!"
This is a scam.	Hi [Participant], could you confirm which option your comment relates to?
Has the county considered assisting the needy income groups directly with expansion of Section 8 for rentals and expand first-time home buyer programs rather than finance for-profit developers?	Thank you for your question. The Department of Housing and Urban Development (HUD) provides jurisdictions with a finite amount of funding and number of Section 8 (or HCV) vouchers. Expansion of this program is not within the County's control. The County is however exploring a number of program opportunities to increase availability of affordable housing options including rental programs/opportunities and the expansion of first time homebuyer programs. The draft Housing Blueprint, available on Engage San Diego's website is currently open for public comment and offers opportunity to comment on the County's efforts to address housing affordability and availability. https://engage.sandiegocounty.gov/housing-blueprint
In the first few polling questions, there wasn't a choice that I really liked: specifically, one designating much higher %s (>25%) to Very/Extremely Low + Low Income (in some combination, probably with higher % low lowest income), PLUS at least 15-20% to Moderate Income families. Looking forward to watching the rest of recording. Thanks for hosting this!	—
This policy appears to be income based. The intrinsic question is what is the COST BASIS to provide any of the alternatives. If you can not build is cost effectively then, how is this proposed policy feasible? Adding in lieu fees just drives up costs in addition to other construction mandates ie Title 14 and 24 making housing even less affordable?	Hi [Participant], Yes--if I understand your question correctly--the affordability gap used in the in-lieu fee calculations is based on the difference in income value between affordable and market-rate units. The reason we used this as a basis--rather than the cost basis--is it allows us to directly tie the fee to the economics of the applicant's project. What this enables is the fee to fund an equivalent # of units on-site or nearby. It also leads to a fee that--being roughly equivalent in value to onsite development--doesn't create incentive one way or another to pay the fee or develop onsite affordable units.

Comment	County Response, where provided
How does rehab of units make more affordable housing?	Hi [Participant], the rehabilitation of the unit would work by taking a existing market-rate unit, rehabilitating it, and deed-restricting it as an affordable housing unit. To your point, it would not increase the overall housing stock, but you increase the stock of housing that is restricted for lower- or moderate-income families.

<p>the BOS recently ditched A-110 (the no tolerance policy of illegal drugs in tax payer funded housing). Can you elaborate on how this is being considered?</p>	<p>The A-110 policy was out of compliance with current law. The termination of the policy does not eliminate rules and regulations that rental assistance participants must comply with. We would be happy to discuss this with you in further detail. You may reach out to me directly at Kelly.Salmons@sdcounty.ca.gov for more information.</p>
<p>Thank you for accepting comments. This comment relates to the requirement for the housing units to remain affordable for 55 years. While the intent may be noble, this requirement would also mean that any families who purchase the affordable for-sale units will be restricted on the equity they can build from the unit that they purchase, since they would not be able to sell their unit at market rate for 55 years. Homeownership has been a key onramp to the middle class for many generations of American families, since it has allowed them to build equity. An unintended consequence of this deed restricted affordability for 55 years is that the families who we are trying to help will be prevented from building equity through their purchase. If the County could consider allowing the affordable units to rise to market rate after they are purchased by removing that deed restriction, it would really uplift the families who purchase the units. The equity that they would build would create economic ripple effects.</p>	<p>[live answered]</p>
<p>Are concessions on square footage for ADU's on the table? Or JADU considerations?</p>	<p>At this time ADUs for alternative compliance would be required to be comply with the requirements established in State law and the County's Zoning Ordinance. With regards to concessions, do you have additional feedback on what concessions you think should be provided?</p>
<p>Because you are providing options to the PC and BOS, will there be one public hearing, or is the intent to get direction, revise the plan and then going back for a final hearing?</p>	<p>Hi [Participant], we are currently planning on two hearings: One for the PC to get their recommendations and feedback and one for the BOS to adopt the ordinance.</p>

Additional Comments and Feedback

<p>Comment</p>
<p>This is all an income based analysis. Where is the more appropriate representative cost analysis to develop or build. Unless you can determine the cost to either build or the increased fees added to the cost, there is no ability to make a realistic analysis of whether the actual development costs can match up with the perceived income capability. If you can't affordability build or extra fees are increasing costs then, this is an exercise in futility.</p>
<p>How are the Incentives that are provided any different than what the County already is required to do? Density Bonus is already on the books, and Policy A-68 already provides for expedited review.</p>

8 Planning Commission Workshop

Overview

Date Friday, March 24, 2023

Time 9:00 am – 12:00 pm

Comments Received
Restrictions need to be lifted to promote development, and environmental incentive need to be provided to help projects.
Phasing in needs to be implemented to proceed on projects.
The Ordinance should be put on hold until VMT and CAP are completed, and impacts are analyzed.
In-lieu fees should be phased in.
Alternative compliance options should be revised to match the Carlsbad ADU plan.
Maximum flexibility through alternative compliance options should be provided for very low income housing.
A full Environmental Impact Report should be completed for this project.
The Ordinance would potentially reduce all housing projects.
Inclusionary housing should be supported for families in need; businesses and profits should not be the focus.
Alternative compliance options should be reduced, so that lower income families can have access to high resource neighborhoods.
Rehabilitation of units can provide opportunities for new jobs and apprenticeships.
This ordinance as well as CAP and VMT could increase costs of development.
Staff should ensure that general plan land use designation and zoning is aligned.
By-right should be allowed and reduced fees should be explored as alternative compliance options.
Concerns about low and very-low income developers not being able to afford fees.
Certain fees or property taxes could be reduced for 5-10 years.
Capital improvements should be prioritized.
CAP, VMT, Inclusionary, and CBA may be too much at once.
Expedited processing needs to be implemented.
Consider the link between housing and employment, and their relationships with VMT.
ADUs should be a part of the ordinance.
Special considerations for village areas should be addressed.
The focus of the ordinance should be housing overall, no just low-income housing.
Projects already being process should be grandfathered in and not have to comply with the ordinance.
Housing in fire hazard severity zones needs to be discouraged
A one-mile radius for alternative compliance is too restrictive, should be within the same community planning area.
Incentives should be provided for any affordable housing projects and timing should be included in expedited review.
Set-aside should prioritize all housing options.

9 Planning Commission Hearing

Overview

Date Friday, April 19, 2024

Time 9:00 am – 12:00 pm

Comments Received
Requests for the Planning Commission to recommend defer on deciding on Inclusionary Housing until the Board has decided on other important items such as VMT, the Climate Action Plan, and the Housing Blueprint.
Concerns about assumptions made in the economic study concerning residual land value.
County should focus on flexibility in the ordinance and offer developers multiple set aside options. For instance, 5% very low, 10% low, and 15% moderate.
Don't believe GPA projects should have different set-asides, but if the board does, it should only increase the required amount of affordable housing by a little bit.
ADUs should be offered as alternative compliance.

County should extend a ministerial process to GPA projects that provide affordable housing.
Concerns about alternative compliance options and their locational criteria concentrating affordable housing development in Buena Creek.
Request that parking and open space requirements not be reduced for affordable housing development.
Request to exempt farmworker housing from the ordinance.
Need to make sure that affordable housing units are carefully tracked, and affordable units are actually being rented at affordable rates.
Planning Commission should consider the cumulative economic impacts of multiple projects (CAP, VMT, Housing Blueprint) together.
County should create a commission that addresses unnecessary development regulations.
Questions about density bonuses and why the 5% was recommended by staff.
In-lieu fees should apply to all projects and types.

10 Community Planning Group CPG/CSG Meetings

Date	CPG/CSG Meeting	Comments Received
February 15, 2023	Twin Oaks Valley	Interest in ADUs as alternative compliance options, and how that will help satisfy inclusionary ordinance requirements. Interest in how the ordinance will be aligned with state laws regarding affordable housing.
February 28, 2023	Jamul	Questions about how Jamul Area was determined to be economically feasible for affordable housing. Concerns about the ordinance prohibiting development and about how For Sale affordable units may be challenging for initial affordable home buyer to resell. Interest in making it more feasible for developers to build housing, maybe though fee waivers.
March 7, 2023	Valle de Oro	Should offer more incentives, and allow alternative compliance in more areas, minimum project size should be 10 units, developers should pay an impact fee to fund affordable housing
March 13, 2023, and July 10, 2023	Valley Center	Concerns about the ordinance being too costly for developers, concerns about housing in high fire areas, concerns about how this will align with VMT and section 8, concerns about property taxes, allow low interest rates on loans, interested in more incentives
March 15, 2023, and March 21, 2023	Fallbrook	Concerns about feasibility and effect on housing developers' ability to construct housing, concerns about density, concerns about preserving community character, concerns about fire insurance costs, concerns about lack of infrastructure for more housing (i.e. sewer), concerns about development being slowed down further, wants Fallbrook to be exempt from the ordinance.
April 4, 2023, and September 21, 2023	Sweetwater	Concerns about maintenance/amenities for affordable units, concerns about developer building below the project minimum size to avoid ordinance, concerns about design of affordable housing/community character, preference for ADUs as alternative compliance, offer refund/financial incentives
August 17, 2023	Twin Oaks Valley	Concerns about housing projects still being feasible under this ordinance, wanted clarification in the difference between section 8 and inclusionary housing, interested in how this ordinance will create more affordable housing, interested in keeping affordable and market rate housing in the same community planning area
September 6, 2023	Lakeside	Concerns with how those living in affordable housing will have their income levels tracked, concerns about affordable housing going to those who don't need it, concerns about feasibility for developers, interested in how homebuyers/tenants for affordable housing will be selected

September 14, 2023	San Dieguito	Concerns about housing units remaining affordable, concerns on how the ordinance applies to zoning: fire hazard zones & transportation, concerns about "affordability" and difference in incomes between incorporated communities, concerns about incentivizing developers; concerns on how the ordinance applies to luxury products
March 14, 2026	CPG Chairs Meeting	Staff presented to the Inclusionary Ordinance to the CPG Chairs and offered for staff to make presentations to each CPG ahead of the Board Hearing. No comments received.
May 7, 2026	Ramona	Concerns about housing projects already taking a long time due to existing regulations and constraints in Ramona and that these are the things raising prices. Worried that inclusionary will only raise the prices of other units. Inclusionary is a well-meaning program, but other items need to be addressed first. Low-income households in Ramona will end up needing to pay more money for transportation to access jobs. This should only apply to larger projects, not projects of 5 or 10 units. Inclusionary units should prioritize people that currently live in a community.
May 11, 2026	Valley Center	Received questions about the re-sale of income restricted units for sale. Concerns about high density housing and the use of density bonus to add more housing units. Questions about infrastructure that will support housing development. Supportive comments regarding the need of affordable housing for younger generations but worried about winners and losers.
May 14, 2026	San Dieguito	Questions about the main components of inclusionary and how set-asides were determined, the property taxes for affordable units, how purchase of affordable units works, and how long it will take to build affordable housing using in-lieu fees.
June 2, 2026	Fallbrook Revitalization Meeting	Concerns that developers get more out of inclusionary housing than communities do and about the use of density bonus.
June 2, 2026	Sweetwater	Questions about VMT efficient areas and the whether Bonita is considered VMT efficient. Concerns that developers will just pass the cost of affordable housing onto market rate units. Concerns about the City of San Diego and recent use of density bonus for tall development and ADUs. Skeptical of additional density bonus. Questions about the resale of affordable units and monitoring of affordable housing.

11 Stakeholder Meetings

Dates	Stakeholder Group Meeting	Comments Received
August 12, 2021	Building Industry Association (BIA)	No comments received
September 16, 2021	Land Development Technical Working Group	No comments received
September 17, 2021	Environmental Groups	No comments received
September 18, 2021	Community Planning Chairs	No comments received

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October 14, 2021	Building Industry Association (BIA)	VMT costs should be taken into consideration on top of other housing costs. Abundant options for applicants to choose from to comply should be provided. Infrastructure requirements need to be taken into consideration
October 18, 2021	AgeWell	No comments received
November 3, 2021	Housing Team of the Quality-of-Life Coalition	Community concerns should be the focus in the development of the Ordinance. Deed restricted affordable housing should be required on site. Recommended County staff should research other Inclusionary Housing Ordinances.
November 18, 2021	Wildlife Agencies	Concerns about impacts to open space and higher densities near environmentally sensitive areas.
February 3, 2022	AgeWell	No comments received
March 18, 2022	Environmental Coalition	No comments received
March 18, 2022	Building Industry Association (BIA)	Concerns that area that are not VMT efficient would not be able to provide affordable housing.
April 13, 2022	Housing Federation	The Ordinance should vary and requirements should be adjusted based on project type, location, and size
July 15, 2022	Building Industry Association (BIA)	Concerns about feasibility of middle-income housing if inclusionary housing were to be required.
October 31, 2022	NOLEN Communities	Flexible alternative compliance options including ADUs should be available to reduce construction costs. Requirements should not be different for General Plan Amendment projects
November 18, 2022	Environmental Coalition	No comments received
January 20, 2022	Building Industry Association (BIA)	Concerns about less development due to VMT regulations, comment received that the Ordinance should not apply to projects that are in the pipeline
February 2, 2023	Farm Bureau	No comments received
March 10, 2023	Committee for People with Disabilities	Accessible units should be provided along with affordable units, i.e.50% of affordable units should be accessible. Sensory disabilities should be considered as well. Existing structures should be included for rehabilitation of units.
May 18, 2023	Land Development Technical Working Group	Wants to see expedited review or reduced fees as incentives, interested in alignment with VMT, wants exemption from grading permits as an incentive, wants lots of flexibility with alternative compliance options.
May 19, 2023	Environmental Coalition	Interest in feedback from planning commission and other stakeholders, interested in hearing how AFFH goals are included in the ordinance
October 3, 2023	Farm Bureau	No comments received
October 5, 2023	Rancho Santa Fe Association	No comments received
April 10, 2024	Building Industry Association (BIA)	Comments on the timing of projects in different phases and when affordable units would be required. Picking a minimum project size that does not hinder medium sized housing developments. Geographic areas with different set-aside requirements seem confusing.
April 17, 2024	Building Industry Association (BIA)	Questions about requiring density bonus with inclusionary requirements. Request for separate meeting with economists who conducted the economic analysis.
May 24, 2024	Building Industry Association (BIA) Meeting with AECOM Economists	Questions about residual land value and assumptions from the economic analysis. Emphasizing flexibility and starting with lower set-aside requirements.

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June 20, 2024	League of Women Voters	Questions about land value recapture for GPAs and restricting geographic applicability to VMT efficient and infill areas.
June 21, 2024	Environmental Coalition	Staff shared the options being presented to the Board of Supervisors and received some clarifying questions about the options.
June 21, 2024	Building Industry Association (BIA)	Staff shared the options being presented to the Board of Supervisors and received questions about the component details for each option.
July 17, 2024	Land Development Technical Working Group	Staff shared the options being presented to the Board of Supervisors and received input expressing concerns that Option 3 is too close to the ceiling of feasibility.
August 20, 2024	San Diego Regional Chamber of Commerce	Meeting scheduled after docketing date. Staff will present options being presented to the Board of Supervisors.
February 12, 2026	Roundtable Pre-Meeting with Environmental Groups	Questions about the cost per square foot for in-lieu fees. Concerns about alternative compliance leading to a separation of affordable and market rate units. Questions about how the County will be able to meet it's very low income target. Questions about land value recapture for GPA projects and how staff will bring the item to the Board.
February 13, 2026	Roundtable Pre-Meeting with BIA and Developers	Concerns about the "backpack" of existing regulations and that inclusionary will only be another thing to add to that backpack. Expressed desire for guaranteed timelines and ministerial processing for inclusionary housing projects. Desire to have a program that will have a minimal impact on housing development. Concern that local governments are relying too much on developers to solve large problems. Generally supportive of an inclusionary housing ordinance but strong reiterated desire to get the policy right for builders.
February 17, 2026	Roundtable Pre-Meeting with Affordable Housing Advocates and Developers	Questions about the exact housing goals of the County and the goals for inclusionary housing. Concerns about alternative compliance concentrating poverty and low income housing in certain areas. Expressed desire to have in-lieu fees well calibrated for
February 17, 2026	Roundtable Pre-Meeting with San Diego Regional Chamber of Commerce	Questions about alignment with state density bonus law and exemptions for impact fees of affordable units.
April 17, 2026	Building Industry Association	Comments on areas of agreement that came through during stakeholder roundtable. Desire to see what the Board is likely to adopt in the lead up to the hearing as soon as possible. Concerns about the time elapsed since the AECOM analysis was completed. Questions about using in-lieu fees for first time home buyers instead of affordable housing development. Request to exempt any density bonus project from the inclusionary requirement.
April 17, 2026	Environmental Coalition	Interested in applying inclusionary housing in Escondido. Questions about housing goals and how those goals took jobs and transit into account. Questions about feasibility of housing development in the unincorporated area.
April 28, 2026	Labor Unions	Expressed desire to have a 20% low income set-aside for affordable housing development. Housing should serve the needs of people making \$80k - \$90k a year.
April 30, 2026	Building Industry Association	Questions on process for approval of the ordinance. Questions on the availability of the third party review and what the results were. Expressed interest in negotiated agreements for GPA projects. Shared concerns about the difference between what is determined to be feasible by the Board and a study and what a developer believes is feasible. Desire to phase in development and alternative compliance options.
April 30, 2026	Farm Bureau	Group shared the importance of affordable housing in unincorporated areas to support farming communities.

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May 15, 2026	Building Industry Association	Shared that waivers and concessions have been more useful for housing projects than density bonuses. Questions about the comparability requirements for affordable and market rate units.
May 15, 2026	Environmental Coalition	Questions on the length of time in-lieu fees will be around before they are used and where in-lieu fees will be used.
May 21, 2026	Land Development Technical Working Group	Questions about the County's progress towards very low income units and guaranteed timelines for affordable housing projects.
May 29, 2026	Developer Focus Group Meeting	Concerns about the existing regulations that slow and hinder development even for small multifamily projects in the unincorporated area. Skepticism about the usefulness of additional density bonus incentives for smaller projects. Desire to have a minimum project size of 10 units or more. Desire to have flexibility built into the ordinance at multiple levels. Suggested reductions in impact fees as proposed incentive. Desire to have as many incentives as possible. Request to update the zoning ordinance before adopting an inclusionary housing ordinance.