



County of San Diego

Inclusionary Housing Program

Public Meeting

June 29, 2022

Welcome

Meeting Purpose

Consider potential criteria for the Inclusionary Housing Program

Which projects?

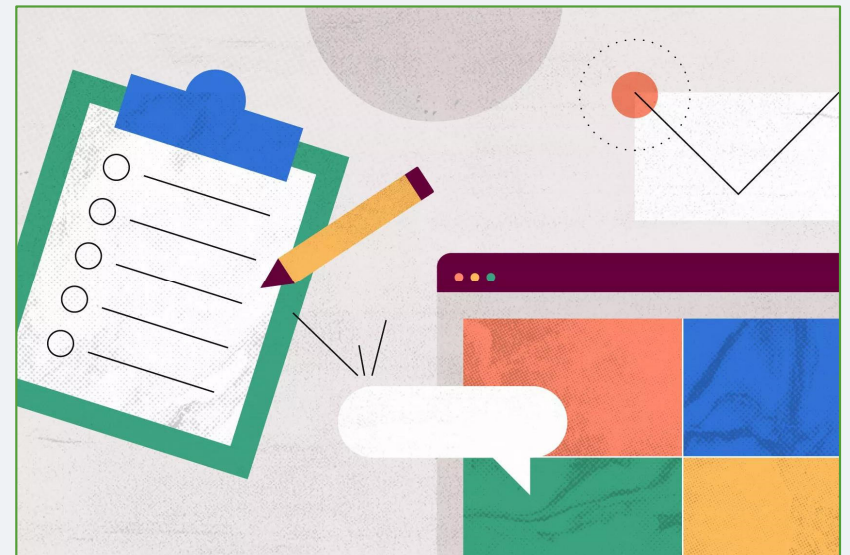
Where?

How much?

Your feedback will help inform the Draft Inclusionary Housing Program that will be available for public review Fall 2022

Meeting Agenda

1. How to Participate Today
2. Overview of the County's Inclusionary Housing Efforts
3. Inclusionary Housing Ordinance Considerations and Interactive Polling
4. Wrap Up



How to Participate Today

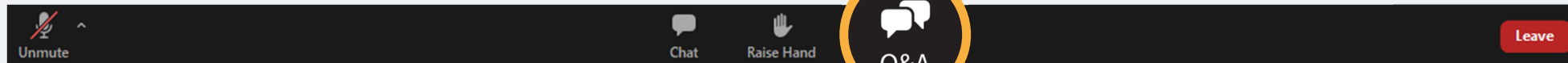
Participating in the Workshop

- **Primary Options for Input Today:**
 - Polls – Zoom will prompt you to answer the multiple-choice question when it is time.
 - Submit Questions Through Q&A Box – submit questions and comments at any time during the meeting.
- Questions and comments received, and responses, will be posted to the project website
- If time permits, during meeting wrap up, we'll answer some questions
- Everyone is encouraged to participate
- Please be respectful and keep your questions and comments brief

Zoom Webinar Controls

Xvh#Fkdw#iru#
Whfkq lfd#
Vxssrw

Iru#d#xhvwlrq#ru#
frp p hqw#
W|sh#qwr#kh#) D#Er{



Need help with Zoom? Send message using Chat

Introduction

Inclusionary Housing Program

- **What is Inclusionary Housing?**
 - Helps develop more affordable homes
- **How Does it Work?**
 - New housing development required to provide affordable housing
 - It is often required by an **ordinance**.
 - In exchange of developing more affordable homes, the County provides incentives and concessions to developers
 - Density Bonus, Building Height, Setbacks



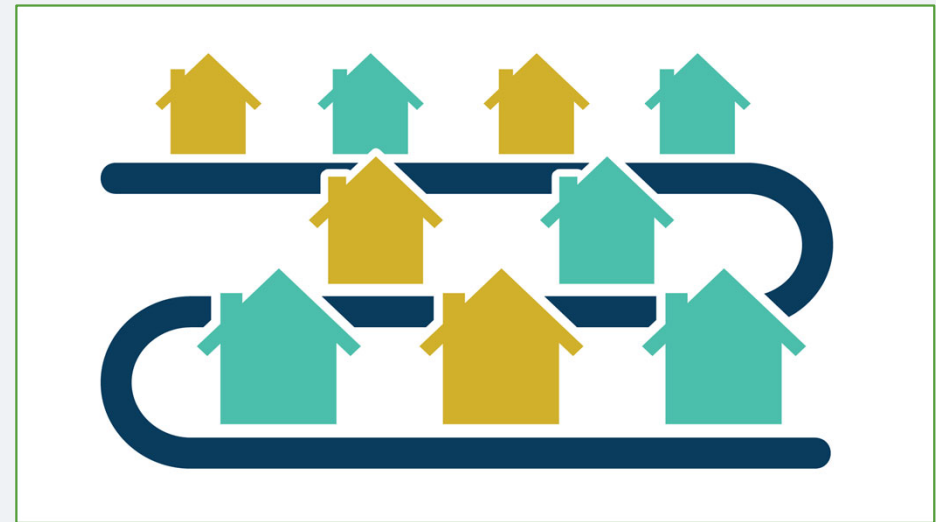
An ordinance is a local law passed by a city or county

Project Timeline

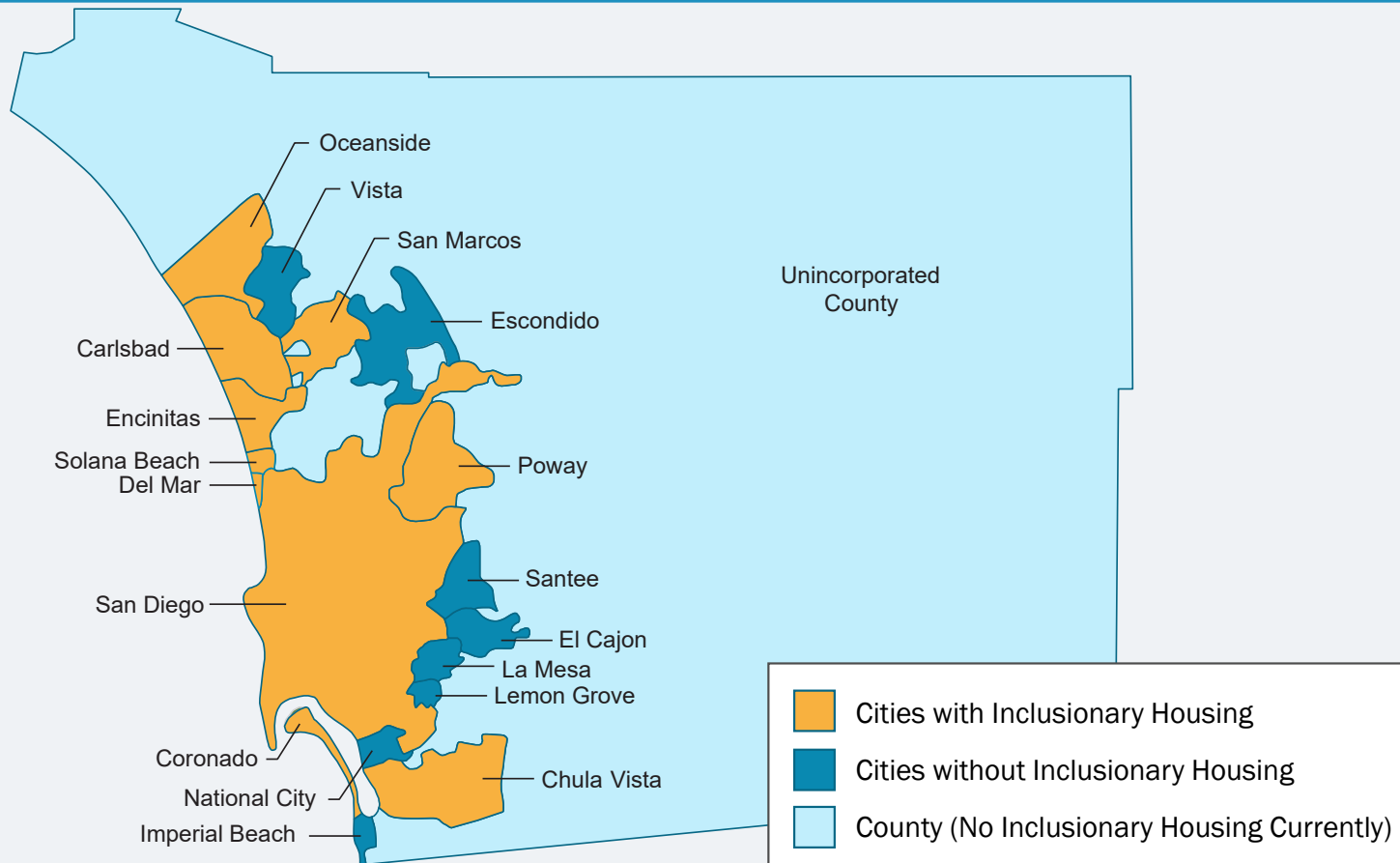


Inclusionary Housing Program

- Program Objective:
 - Increase the number of affordable homes in the unincorporated County
 - Create mixed-income projects and balanced communities



Inclusionary Housing Programs



Inclusionary Housing Program Criteria

Inclusionary Housing Program Criteria

1

Basic
Structure

2

Incentives and
Concessions

3

Alternative
Compliance

4

Projects Seeking
Density Increases
(aka GPA)

1. Basic Structure

Basic Program Structure Overview



Where is affordable housing needed?



Which projects should have to provide affordable housing?

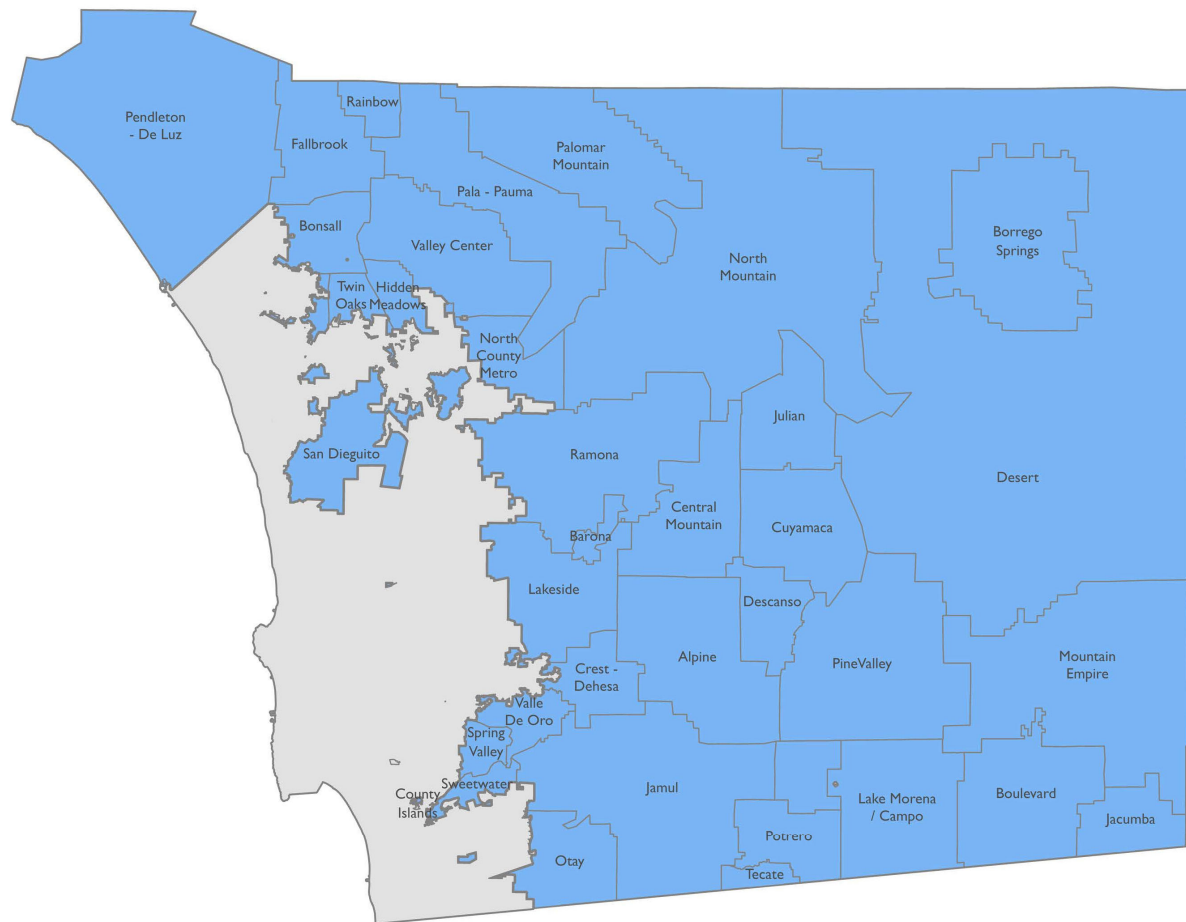


How many affordable units should be required?



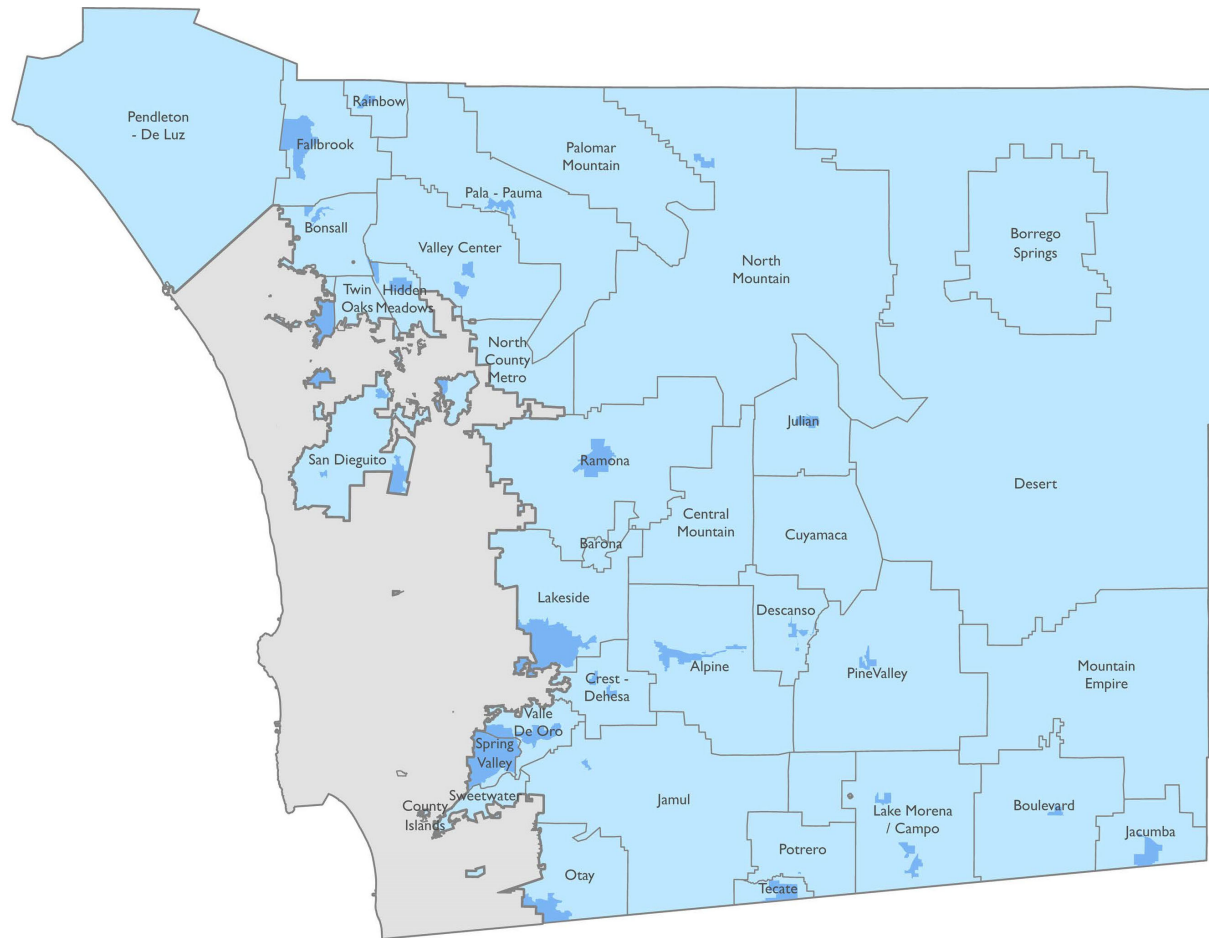
How affordable should the homes be?

Where is affordable housing needed?



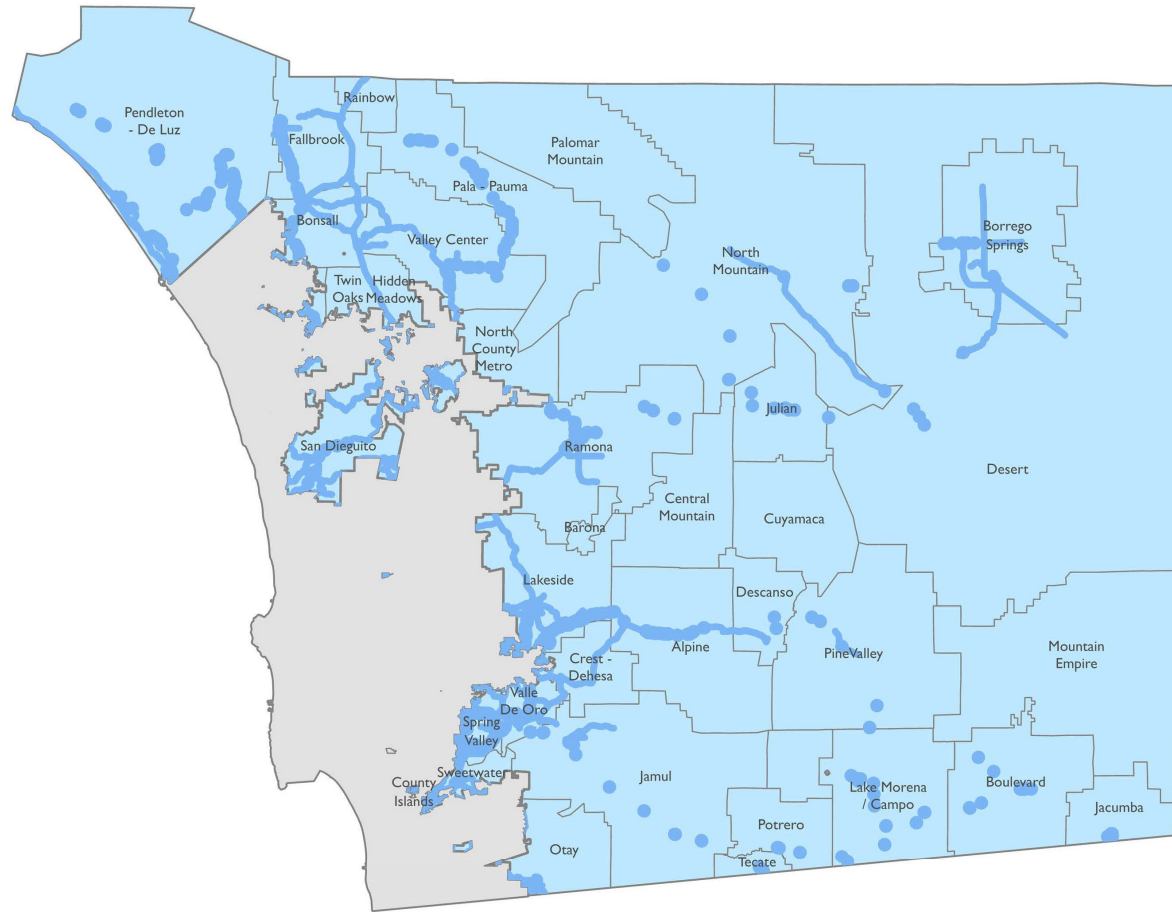
■ Map #1: All Unincorporated County/All CPAs

Where is affordable housing needed?



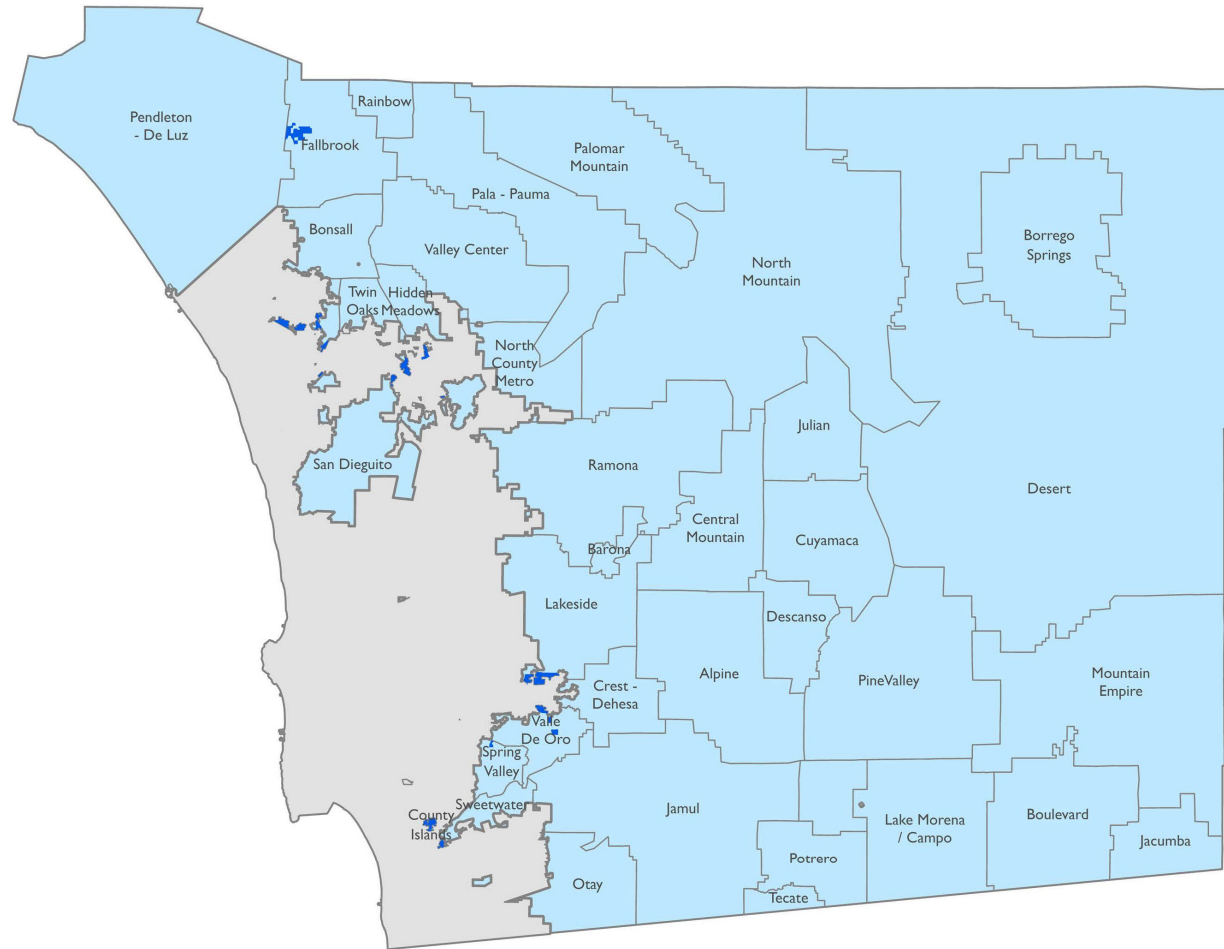
■ Map #2: County Villages

Where is affordable housing needed?



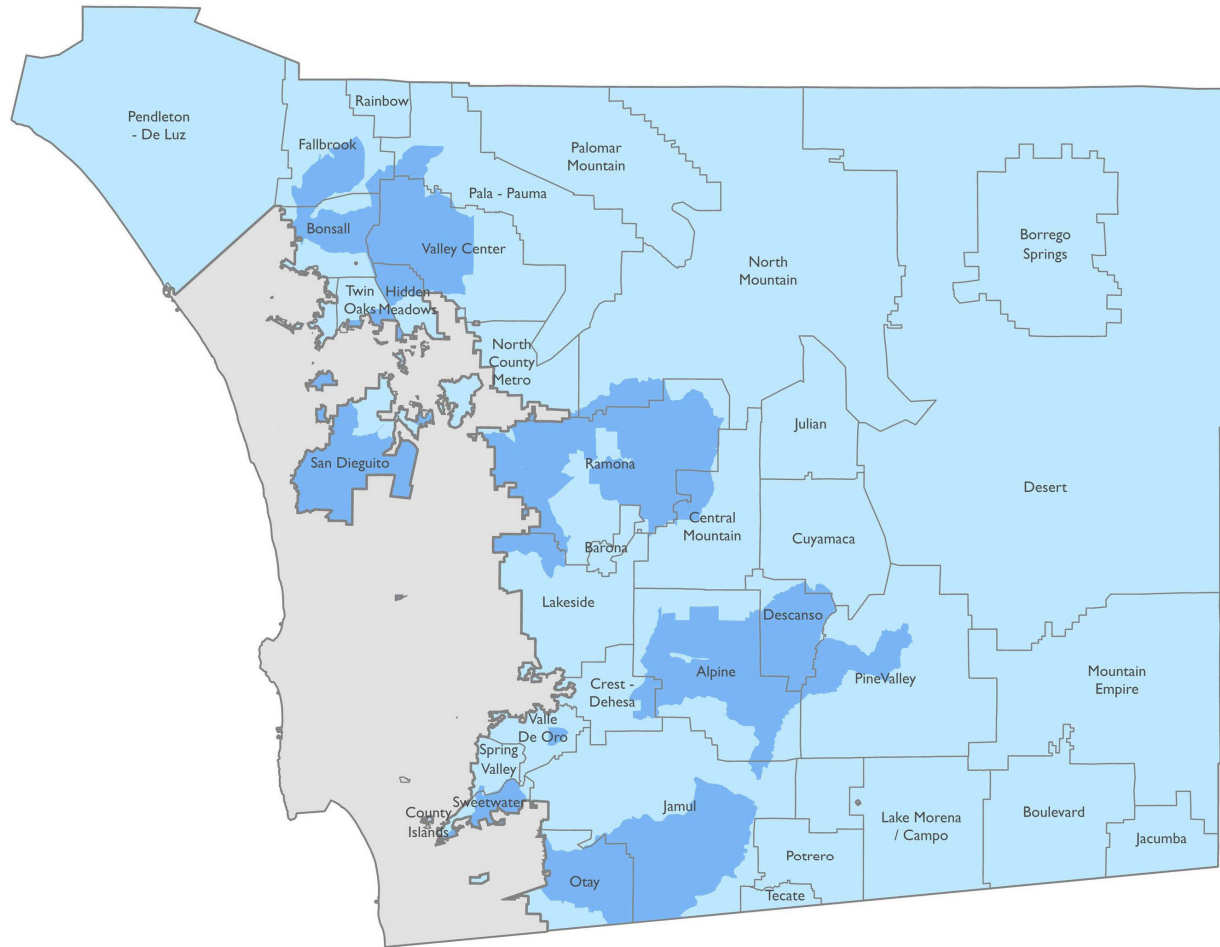
Map #3: Areas in Proximity to Transit
Transit Stops within 1/2 mile + Bike Routes within 1/4 Mile

Where is affordable housing needed?



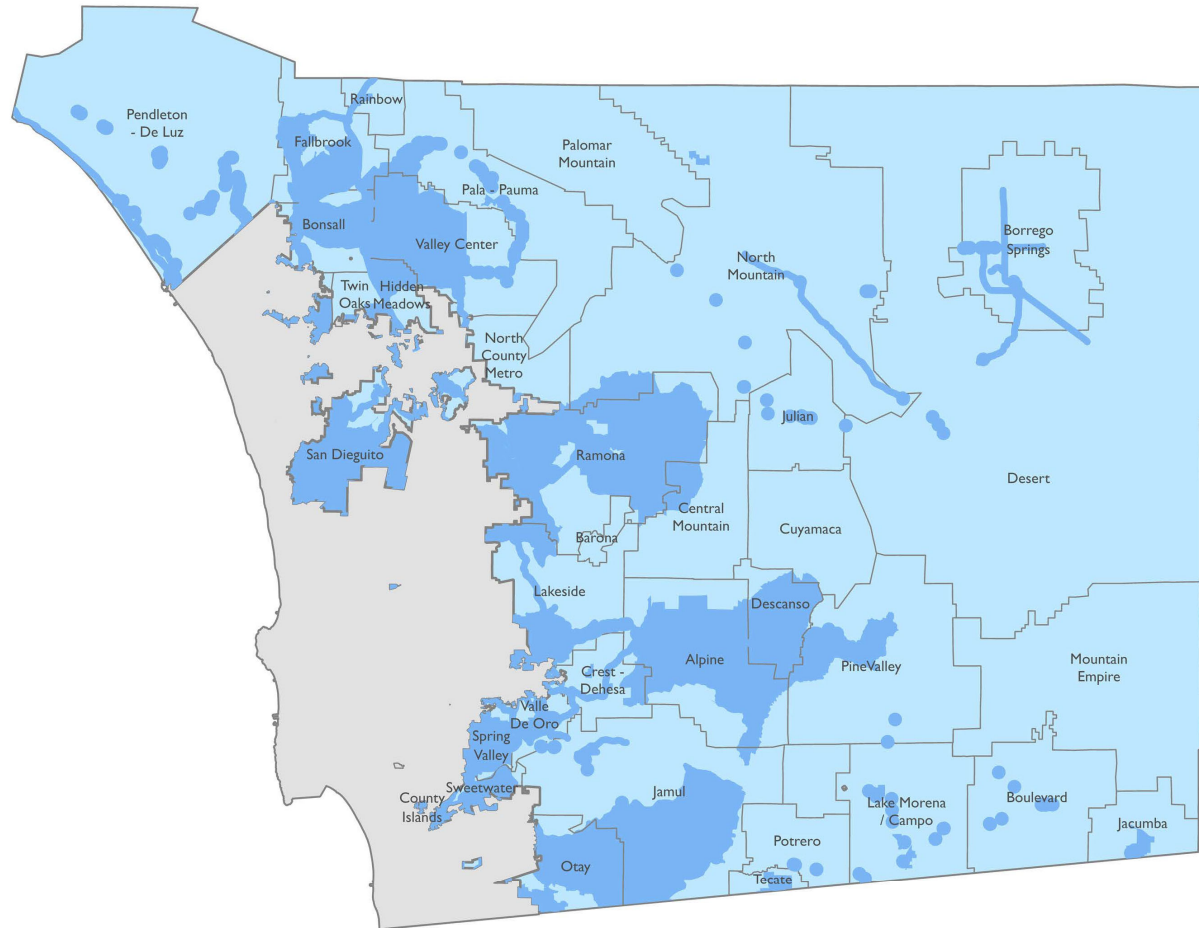
Map #4: Areas Close to Jobs/Amenities/Services/Infrastructure

Where is affordable housing needed?



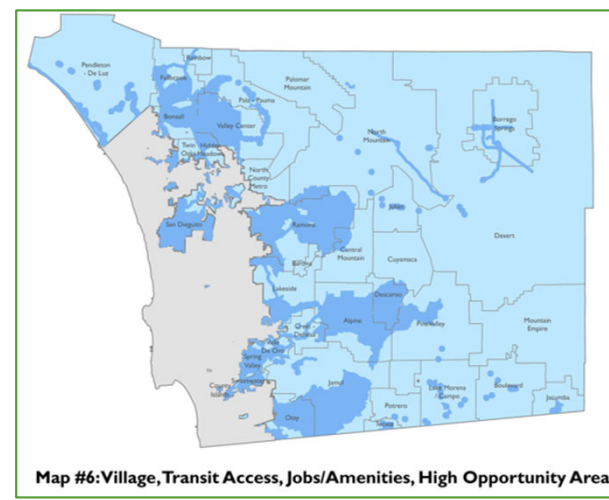
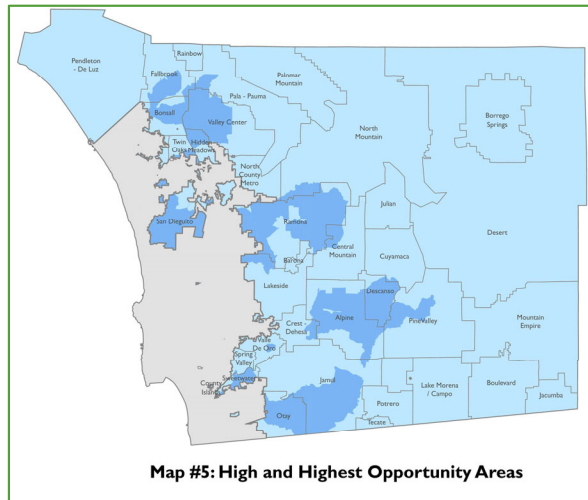
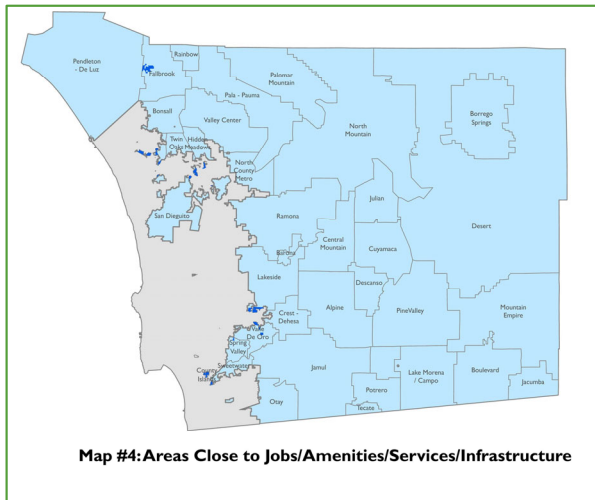
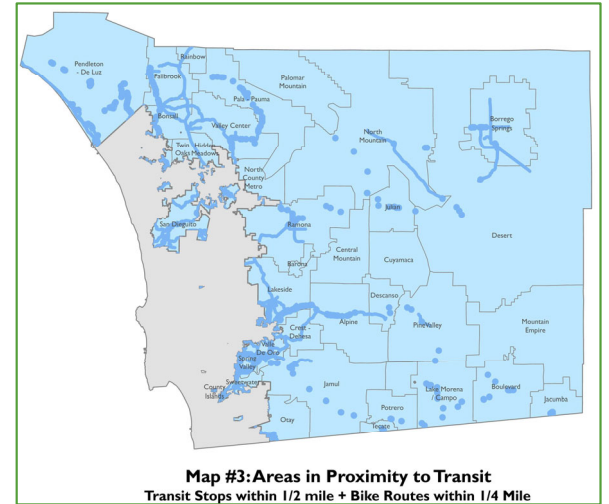
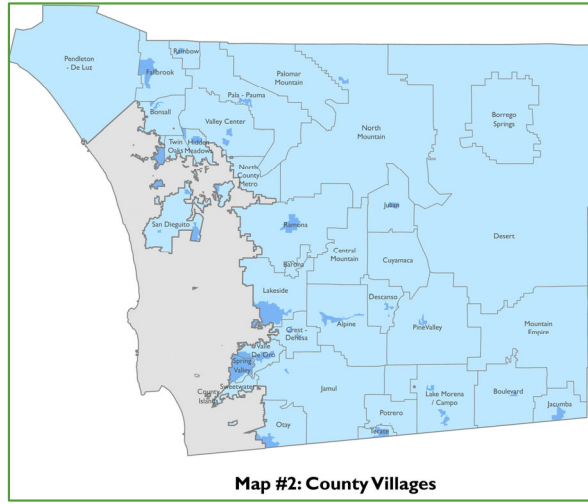
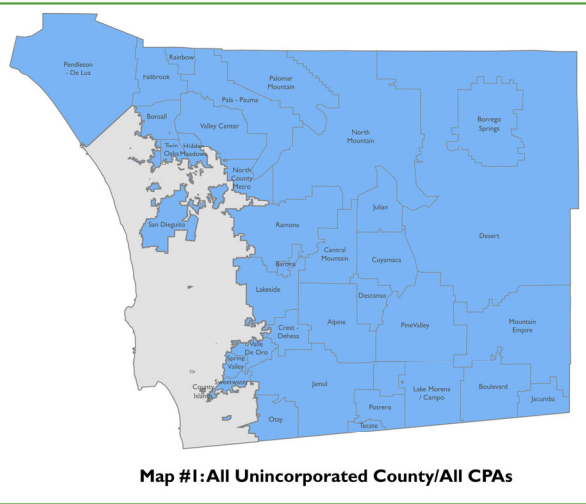
Map #5: High and Highest Opportunity Areas

Where is affordable housing needed?



Map #6: Village, Transit Access, Jobs/Amenities, High Opportunity Areas

Where is affordable housing needed?



Which projects should have to provide affordable housing?

What minimum project size should require affordable housing?



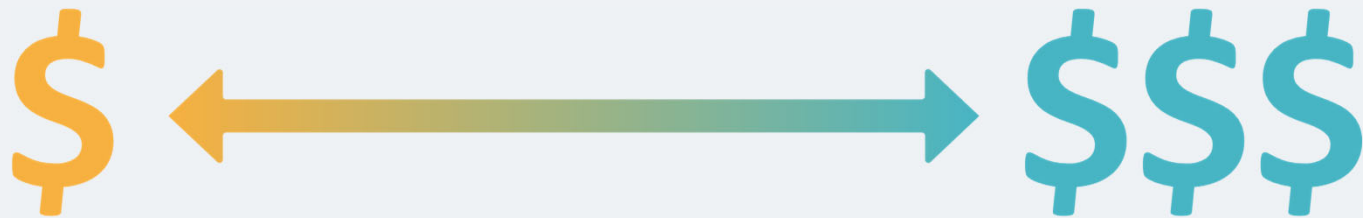
How many affordable units should be required?

What percent of the total homes in a project should be affordable?



How affordable should the homes be?

What income levels should the affordable homes serve?



2. Incentives and Concessions

Incentives and Concessions Overview



Incentives to offset affordable housing costs

Incentives help to offset the costs of providing affordable housing. State Density Bonus Law requires incentives be made available to developers who chooses provide affordable housing.

County can provide additional incentives as part of the Inclusionary Housing Program.

Density Increases

Allowing more homes onsite in exchange for development of affordable homes

Available through State Density Bonus Law, but County could increase this incentive



Reduction of Development Standards

Projects are excused from height limits, open space, or setback requirements in exchange for development of affordable homes

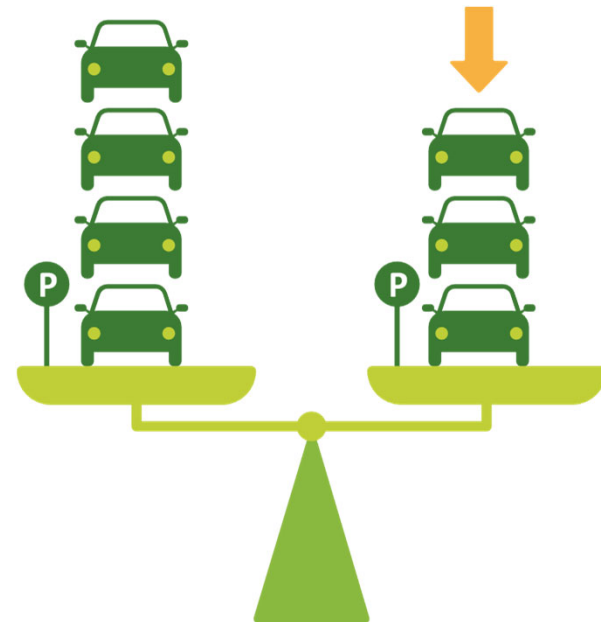
Available through State Density Bonus Law, but County could increase this incentive



Reduced Parking Requirements

Projects are granted reduced parking requirements in exchange for development of affordable homes

Available through State Density Bonus Law, but County could increase this incentive



Expedited Permit Processing

Permit approvals are expedited in exchange for development of affordable units

NOT available through
State Density Bonus Law



Reduced Development Impact Fees

Reduction or deferral of Development Impact Fees in exchange for development of affordable homes

NOT available through State Density Bonus Law



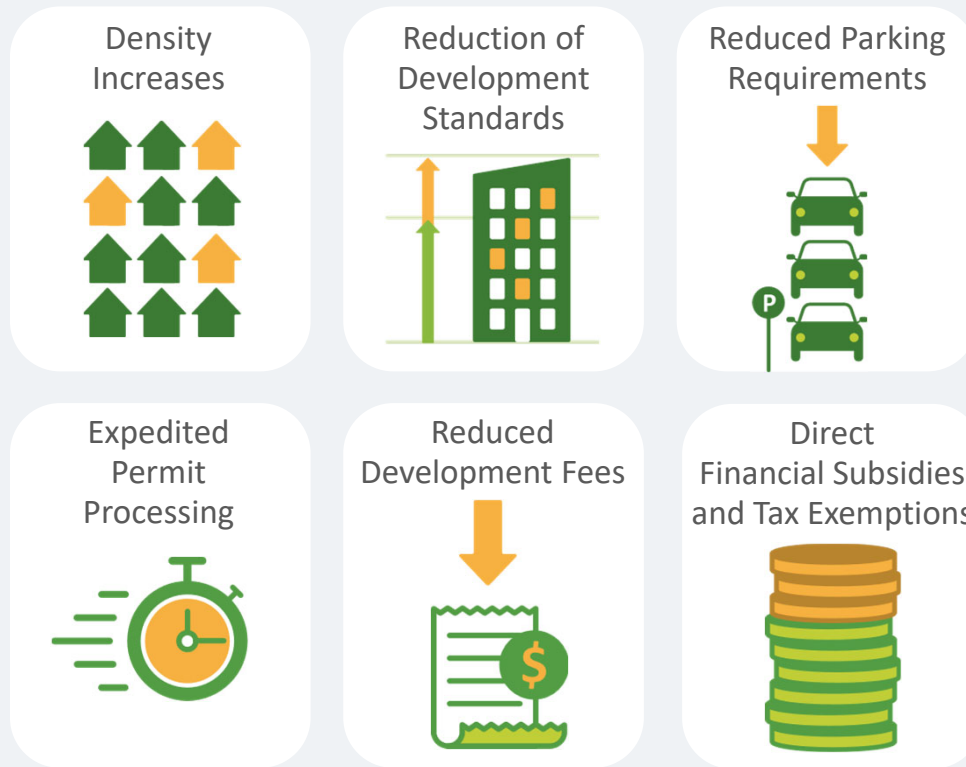
Direct Financial Subsidies and Tax Exemptions

Direct financial subsidies and tax exemptions to support affordable housing development

NOT available through State Density Bonus Law

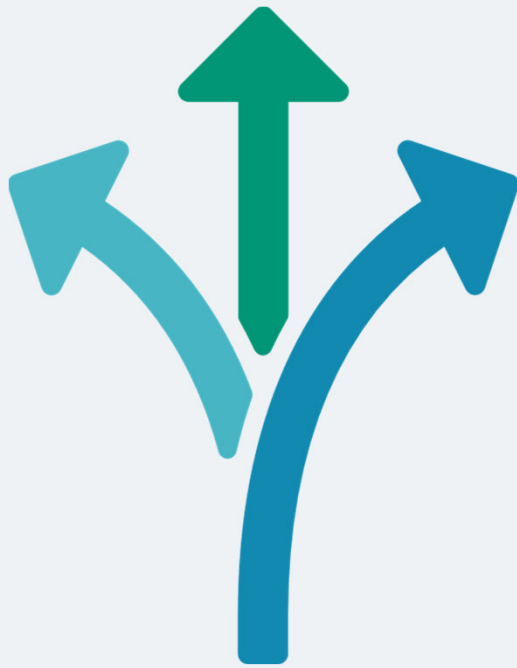


Feedback on Incentives and Concessions



3. Alternative Methods of Compliance

Alternative Methods of Compliance Overview



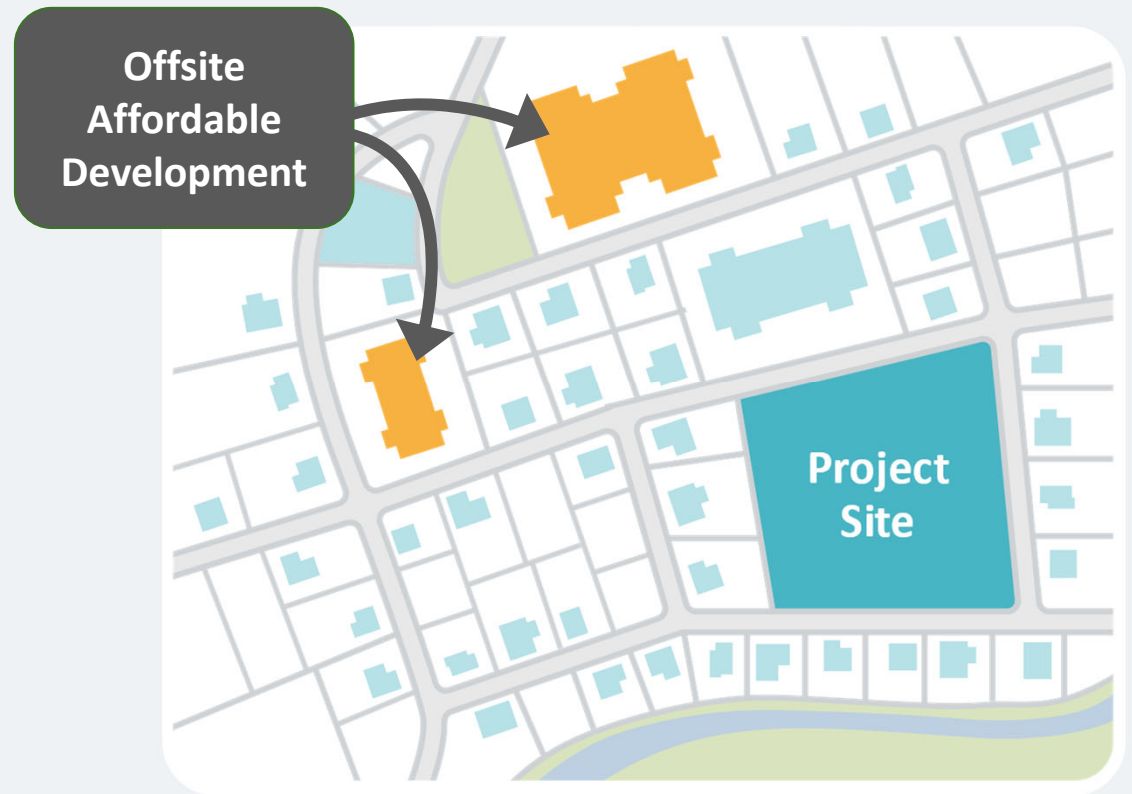
Alternative methods of compliance provide **flexibility**

“Alternative compliance” means providing **other ways of complying** with the requirement to provide affordable homes on-site.

Alternative compliance is required by state law since some projects may not be able to provide affordable housing onsite.

Off-Site Development

Developers build the affordable homes at a separate site



In-Lieu Fees

Developers pay a fee instead of constructing the affordable units



Land Dedication

Developers donate land instead of constructing the affordable units

Land can be used by the County and non-profits for the development of affordable housing



Accessory Dwelling Units (ADUs)

Accessory Dwelling Units are allowed as substitutes for traditional affordable units (condo, single family residence, apartment, etc.)

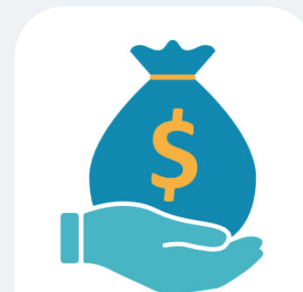


Feedback on Alternative Methods of Compliance

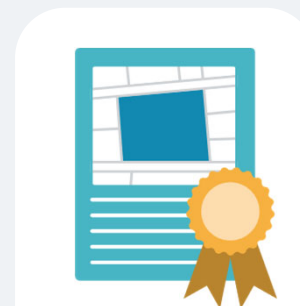
- Should alternative compliance be available for all projects?
- What alternative options should be available
- Are there any options that should not be considered
- Are there any additional alternative compliance options we should consider?



Off-Site Development



In-Lieu Fees



Land Dedication



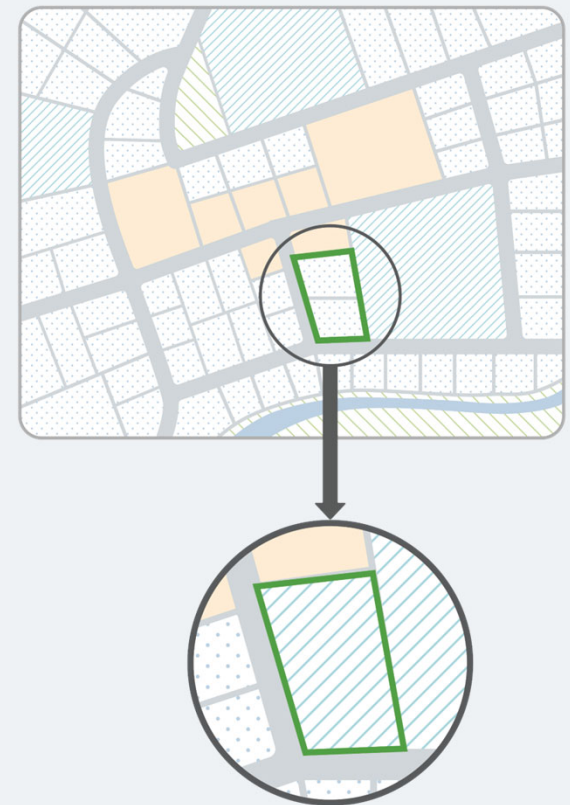
Accessory Dwelling Units

4. Projects that Seek Density Increases (aka General Plan Amendment Projects)

What are General Plan Amendments?

A General Plan guides the use of land and building activities in the County

Some projects propose “General Plan Amendments” to changes the requirements that would apply to the project including, for example, an increase the applicable density



How Should General Plan Amendment Projects be Treated in the Inclusionary Housing Program?

- Increased development capacity
- Increased development capacity for Affordable Housing

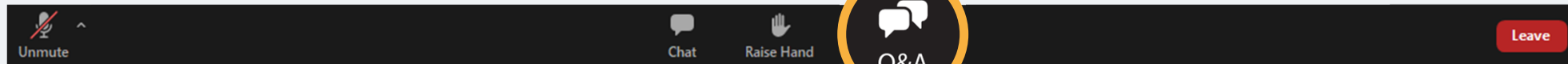


Wrap Up

Zoom Webinar Controls

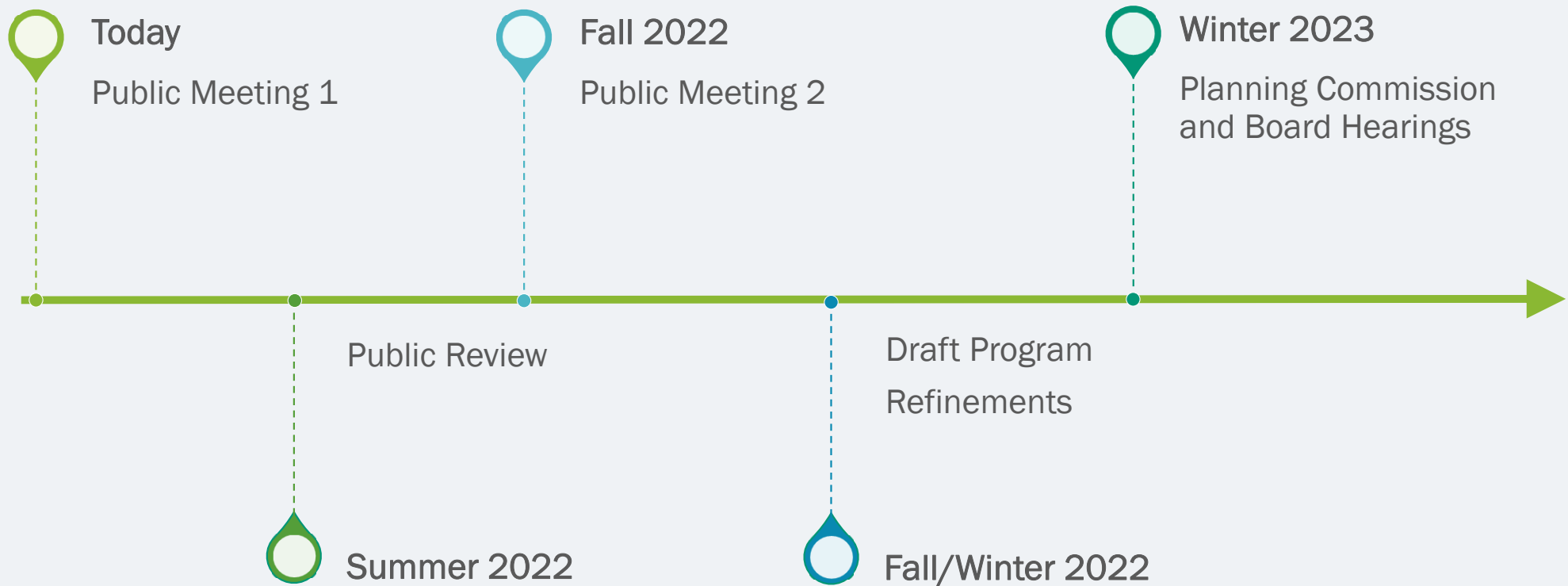
Xvh#Fkdw#iru#
Whfkqlfd#
Vxssrw

Iru#d#xhvwlrq#ru#
frp p hqw#
W|sh#qwr#kh#) D#Er{



Need help with Zoom? Send message using Chat

Project Timeline and Next Steps



THANK YOU!

For more information:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html>

Project Contact

Camila Easland

County of San Diego

Planning & Development Services

Camila.Easland@sdcounty.ca.gov

(619) 323-7362



County of San Diego

Inclusionary Housing Program

Public Meeting

June 29, 2022