

County of San Diego

Housing Blueprint

The County of San Diego's (County) Draft Housing Blueprint (Blueprint) will outline the County's overarching goal, objectives, and strategies used to achieve its housing objectives.

Overarching Goals: As adopted from San Diego's regional planning agency, SANDAG, and its [Housing Acceleration Program Strategy \(2022\)](#):

(1) Produce Housing for All

Support and implement policies to increase housing production of all kinds. Housing development should be located in urbanized areas with access to transit, jobs, and amenities that enhance the quality of life for residents.

(2) Promote Equity, Inclusion, and Sustainability

Implement housing solutions that address the historic patterns of exclusionary housing practices, segregation, and other inequities and ensure that safe, healthy, accessible, and inclusive housing opportunities are available to everyone. Housing solutions should promote climate-resilient communities, the preservation of open space, and reducing greenhouse gas (GHG) emissions and vehicle miles traveled (VMT).

(3) Preserve Vulnerable Housing

Support proactive strategies to preserve restricted and unrestricted affordable housing such as tracking expiration dates of affordable housing deed restrictions, keeping tenants informed of their rights, and investing in the rehabilitation of housing to preserve affordability.

(4) Prevent Displacement

Implement policies that prevent vulnerable residents from the harmful outcomes of displacement resulting from improvements to neighborhood amenities such as transit and open space. Strategies include studying existing and potential displacement pressures and monitoring the effectiveness of housing retention strategies in relation to planned transit investments.

(5) Protect Tenants

Support renters by providing information on tenant rights and creating protections to minimize economic eviction or unsustainable rent increases.

Priorities: Priorities will be informed by finalized goals and objectives. The Chief Administrative Officer will conduct community and stakeholder engagement on the draft Housing Blueprint and will return for the Board's consideration and approval of the Housing Blueprint goals and objectives.

Objectives: The objectives are meant to help the County focus its strategies and resources (such as partnerships, finances, and staffing) on implementing projects, programs, and policies that align with the County's values of Integrity, Belonging, Equity, Excellence, Access, and Sustainability. The objectives also support the County's Strategic Initiatives of Sustainability, Equity, Empower, Community, and Justice.

<u>Objectives</u>
<ul style="list-style-type: none">• As mandated by the State (Housing Element Law) and allocated to the County by SANDAG, plan for and facilitate construction of 6,700 units by 2029 across the income categories assigned in the Regional Housing Needs Allocation (RHNA) (very low, low, moderate, above moderate) for the unincorporated area.<ul style="list-style-type: none">◦ Finance and incentivize the creation 2,800 Low- and Very Low-Income units (2,800 is the combined number of Low and Very Low-Income units mandated by the State and allocated to the County by SANDAG)• As reflected in the Joint City and County of San Diego Housing Resolution, support the production of 10,000 affordable units regionally by 2030 on publicly owned property• Create more available affordable units each year.• As directed by the Board, implement sustainability criteria for affordable housing developments funded by the County or developed on County property.• Identify and leverage alternative funding sources and cultivate partnerships• Advance sustainable housing production by accelerating sustainable housing in Vehicle Miles Traveled (VMT) efficient or infill areas near jobs and transit, in alignment with County's Transportation Study Guide (TSG), Net Zero Carbon Commitment, Regional Decarbonization Framework (RDF), and state mandates such as California Air Resources Board (CARB) plans, advancing equity.• As mandated by the State (AB 686) Advance equity and fair housing by focusing affordable housing production in high opportunity areas, in alignment with State Tax Credit Allocation Committee (TCAC) criteria.• Advance housing across the region of San Diego County, including within areas of incorporated cities that are near jobs, amenities, transit, and/or otherwise meet our equity, community, and sustainability objectives.