



Discussion of Rezoning Criteria 6th Regional Needs Housing Allocation (RHNA) Cycle

Board of Supervisors – January 9, 2023



Purpose of Discussion

- Prepare for the rezoning process
- Identify possible Community Benefit criteria
- Provide early feedback to Developers



Affordable Housing Levels

- Very Low (annual income for family of four up to \$69,850)
- Low (annual income for family of four up to \$111,900)
- Moderate (annual income for family of four up to \$120,120)
- Above Moderate (annual income for family of four above \$120,120)



Housing Costs and Income Levels

- Rental Housing
 - 47% households rent; 55% cost burdened, 29% severely cost burdened
- Home prices vs. income (south county)
 - 1983 median home price was 4x the median income
 - 2021 median home price was 22x the median income
- Incomes and Jobs
 - Very low income – retail, hospitality, cleaners, gardeners, childcare providers, home health workers
 - Low income - elementary school teachers, social workers, transportation workers, and admin professionals
 - Moderate income - Nurses, pharmacists, dental hygienists, fire fighters, public administrators, architects, engineers, and public safety workers



6th Cycle RHNA Allocation

Sub-Region	RHNA by Affordability Level			Total RHNA
Without Buffer	Lower	Moderate	Above Moderate	Total
South Coast	1,766	1,051	1,325	4,142
North County	807	229	486	1,522
Total	2,573	1,280	1,811	5,664
With a 15% buffer	Lower	Moderate	Above Moderate	Total
South Coast	2,030	1,208	1,325	4,563
North County	927	263	486	1,677
Total	2,957	1,471	1,811	6,240



Meeting RHNA & No Net Loss Law

- County must rezone land to meet RHNA
 - Lower/Moderate income in south
 - Lower income in north
- Must maintain adequate land to accommodate the RHNA allocation throughout the 2023-2031 planning period.
- If a jurisdiction falls short of land needed to meet the RHNA allocation
 - 160 days to identify and rezone adequate sites
- 15% buffer added to the lower- and moderate-income RHNA allocations



Rezoning Findings

- The request is in the interests of the general community welfare.
- The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.
- The request is consistent with good zoning and planning practices.

(LUDC § 35.104.060; Article II § 35-180.6; MLUDC § 35.494.060.)



Possible Community Benefit Criteria

- >20% of the units designated as very low and low- income housing for an extended period of time.
- Create moderate and upper moderate income ("missing middle") units that would remain affordable for an extended period of time.
- Marketing new units to local employees first.
- Other public benefits such as child care, public parks, public trails or open space.



Criteria Can Guide Project Design

- BOS will have a range of rezone sites to select from
- Discussion provides clarity to developers regarding County priorities
- Allows developers to design projects that align with County priorities
- Developers can propose measures to address these criteria through a Letter of Intent
- Provides a stronger basis for making the significant rezone decisions



Public Benefit Examples

- Inclusion of public parks, trails, or open space

Evidence: Parks Are Really Good for Mental, Physical, and Environmental Health

- Parks promote health by serving as an ideal venue for physical activity, helping to reduce obesity and the risk of numerous diseases. Parks with active amenities and staffed programming, such as walking loops or fitness classes, are associated with significant increases in physical activity.
- Spending time in natural areas, whether walking or reflecting in a garden, is a powerful strategy for improved physical and mental health. There is a vast body of evidence documenting the health benefits, ranging from reduced anxiety and depression to improved birth outcomes.
- Parks provide a platform to bolster social connections through both structured group activities and informal encounters. Social connections improve health, as people who are lonely are more likely to get sick and die younger.
- Parks improve urban environments and help protect residents from the growing threat of climate disasters—heat waves, severe flooding—and other urban health threats such as air, noise, or light pollution.
- Park equity is health equity. Access to parks and green spaces offers especially strong health benefits for people with low incomes—those most likely to be in poor health.



Connecting everyone to the outdoors™



The Power of Parks to Promote Health

A SPECIAL REPORT



Public Benefit Examples

- Childcare - SBC Child Care Planning Council 2020
 - Significant gap between the need for care and capacity in the County
 - Estimated deficit of 9,371 spaces for children ages 0-5 in licensed care facilities
 - Over 1,000 parents are on waitlists for infant and toddler spaces
 - Another 1,100 are on waitlists for children from 3-4 years of age



Recommended Actions

- a) Discuss criteria for rezones related to Housing Element regarding community benefits and a means of communicating developer's intent to the Board;
- b) Provide direction to staff as appropriate; and
- c) Determine pursuant to California Environmental Quality Act Guidelines Section 15478(b)(5) that the above action is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment.

