

**ATTACHMENT E –
LOCATION FRAMEWORK
AND SITING CRITERIA**

FRAMEWORK FOR SITING EMERGENCY, TRANSITIONAL AND SUPPORTIVE HOUSING, OR HOMELESS SERVICES IN UNINCORPORATED SAN DIEGO COUNTY

BACKGROUND

On April 6, 2021 (6), the Board directed staff to seek input from the community to establish a framework for the appropriate siting of emergency shelters, transitional and supportive housing, and homeless services locations. HHSA led the public engagement process in June of 2021. The outreach included multiple virtual sessions, in-person visits to encampment locations, recorded webinars, text, voice mail and email correspondence options. The materials and notifications were provided via the Community Planning Group and Community Planning Sponsor Group distribution as well as to the Homeless Sector, the Live Well Leadership Teams, the County and HHSA Social Media, and direct contact with community partners.

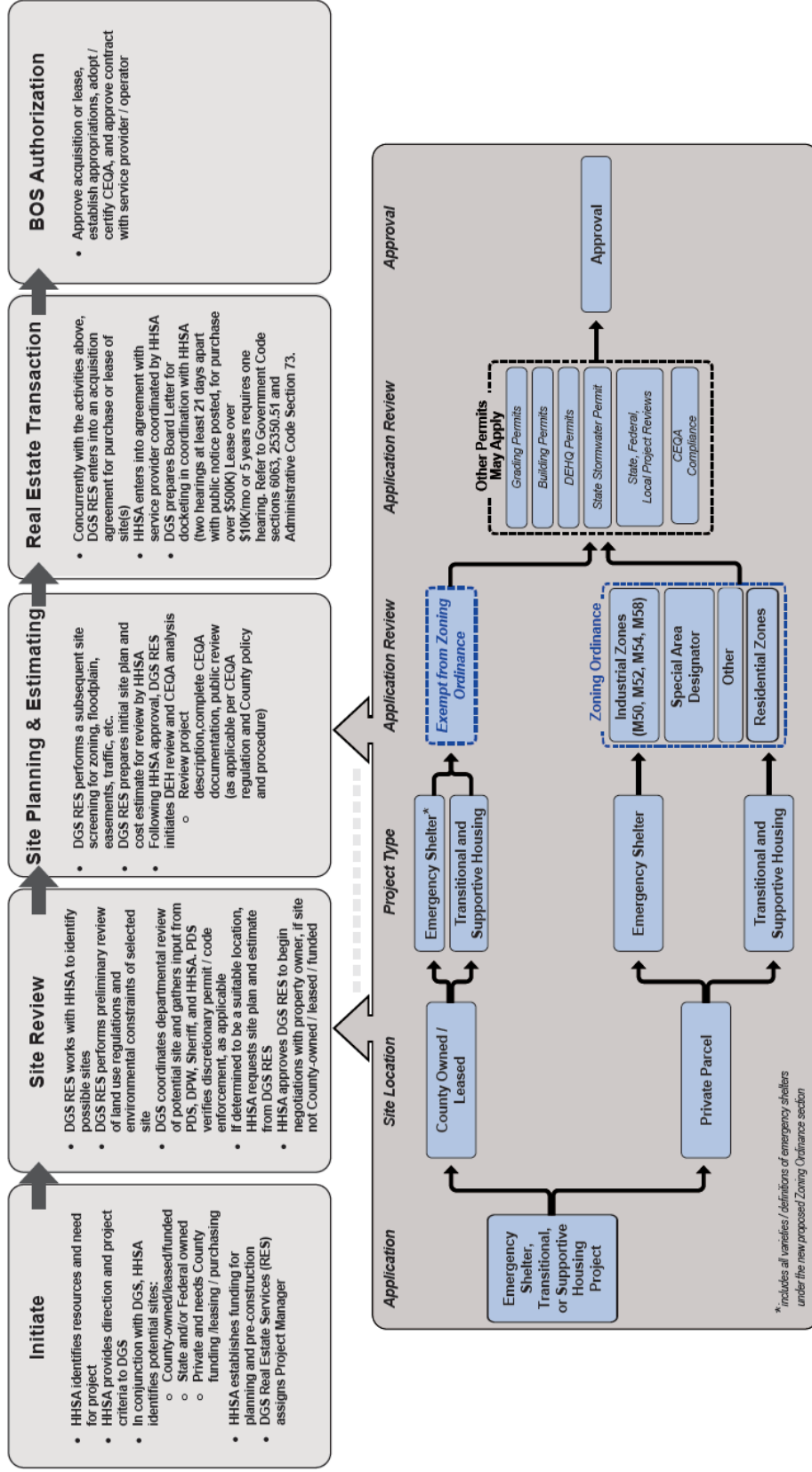
The development of this framework required weighing a variety of factors including locations that enable people to remain connected to the community in which they live, impact on communities, accessibility of necessary health and social services and amenities, operational service delivery needs, practicality and speed of site readiness, cost, and environmental considerations.

The draft Location Framework demonstrates the four-step review process HHSA, in conjunction with DGS will take, to identify, evaluate and potentially site facilities and services allowable under the zoning ordinance amendment.

*This document contains the anticipated siting framework, internal review, and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).

Image 1: Internal Process for County Emergency Shelters, Transitional and Supportive Housing Projects

Internal Process For County Emergency Shelters, and Transitional and Supportive Housing Projects



This is the anticipated internal review and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).



*This document contains the anticipated siting framework, internal review, and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).

The development of this framework required weighing a variety of factors including locations that enable people to remain connected to the community in which they live, impact on communities, accessibility of necessary health and social services and amenities, operational service delivery needs, practicality and speed of site readiness, cost, and environmental considerations.

The Location Framework demonstrates the four-step reviews HHSA will take, together with the Department of General Services (DGS), to find, evaluate and potentially site facilities and services allowable under the zoning ordinance amendment.

UNINCORPORATED COUNTY LOCATION FRAMEWORK SITING CRITERIA

HHSA had drafted a four-step review which will be utilized when determining if a potential property could be identified as a site for a facility meeting the definitions as defined in the draft amendments to the County of San Diego Zoning Ordinance for (1) Emergency Shelter, (2) Transitional Housing, or (3) Supportive Housing. The four-step review has multiple factors that will be considered before suggesting a property as a potential site. Table 1 summarizes the four-step review which will take place within the Site Review process as shown in Image 1 above.

Table 1: Location Framework Siting Criteria – Unincorporated County

Step	Factor	Siting Criterion
1	Possible Exclusion Factors:	
	a	Board Guidance/Direction
	b	Unmitigable environmental constraint
	c	Conservation easement or other use restriction
2	Siting Factors:	
	a	Availability of transportation
	b	Access to grocery/pharmacy
	c	Availability of health/social services
	d	On site utilities
e	Surrounding zoning	
3	Use Determinations:	
	a	Homeless Facility or Service Use Type
4	Feasibility of Site Development:	
	a	Costs
	b	Length of CEQA review

Step 1: Determine whether there are site criteria that would exclude a property

a. Board Guidance/Direction

For certain sites, the Board of Supervisors may have established an absolute prohibition or otherwise strong preference for or against a site. Existing Board direction or guidance

*This document contains the anticipated siting framework, internal review, and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).

regarding development will be consulted for all sites. Areas removed from consideration due to Board direction or guidance will be identified via publicly available regional maps.

b. Unmitigable environmental sensitivity

The County of San Diego has identified many environmentally protected or sensitive areas, either due to certain habitat or other environmental factors. If no appropriate mitigation is available upon evaluation from Department of General Services, the site will be ruled out.

c. Conservation easement or other use restriction

Regardless of zoning, a property may be subject to an irrevocable conservation easement, restrictive covenant, or other prohibition that expressly limits available uses. Such sites will be excluded.

Step 2: Evaluate site-specific rating criteria

Upon identifying which sites may be appropriate and the type of housing sought, an evaluation of the following site-specific rating criteria will be examined. Note that for these criteria, the factors are not absolute. These steps are part of the framework for potentially utilizing a site and will require HSA professional judgment and investigation based on site specific factors and proposed uses. *Indicates items identified as important during community engagement process.

*a. Availability of transportation**

Various uses will require some form of operational transportation, either by public transportation within appropriate walking distance or built into a project budget for shuttle service.

*b. Access to grocery/pharmacy**

It is essential for a person to have access to basic life needs that can be obtained from grocery or drug stores. Whether access is in proximate walking distance or included in a project budget, such items must be available.

*c. Availability of Health/Social Services**

Whether health and social services such as medical emergency room services, non-emergency medical/dental services, mental health and drug treatment services are either on site or provided for in an appropriate budget is important.

d. On site utilities

Whether a site has existing utilities on site can impact cost, time to open, and environmental considerations.

*e. Surrounding zoning and land uses**

Unique characteristics of a community, neighborhood or block may impact the suitability for a given use. However, many areas are zoned in ways that may not rule in or out certain types of facilities or services. This item will be evaluated on a case-by-case basis. Maintaining flexibility will enable site and community-specific evaluation.

*This document contains the anticipated siting framework, internal review, and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).

Step 3: Determine the type of potential use(s) for the site based on site-specific criteria

a. Homeless Facility or Service Use Type

For each site, a determination will need to be made as to what type of housing or service may be appropriate, including: shelter, safe parking, tiny homes, manufactured homes, interim or permanent housing, or services only. The type of use may impact the siting and the categories below should be used as a guide. Certain sites may be appropriate for multiple types of uses.

Step 4: Determine the feasibility of developing site

a. Costs

Financial resources have limitations and prudent use of funds requires evaluating the impact. A use that may be difficult to site may justify a higher cost per square foot than a use that is less of a challenge. This is a factor that requires a complex analysis of multiple needs and uses simultaneously and requires flexibility.

Step 5: Length of CEQA Review

a. Level of CEQA Review

The Board of Supervisors has expressed a desire for accelerated efforts to site facilities. To that end, sites will be ranked more favorably for which there are minimal environmental constraints, and the review process can be streamlined. An initial evaluation of sites will be conducted based on a supplemental tool that assigns ranks to sites based on review time and complexity. This will not be a mandatory item but may elevate one option over another.

COMMUNITY ENGAGEMENT AND INPUT

HHSa led public outreach which included multiple virtual sessions, in-person visits to encampment locations, recorded webinars, text, voice mail and email correspondence options. The materials and notifications were provided via the Community Planning Group and Community Planning Sponsor Group distribution as well as to the Homeless Sector, the Live Well Leadership Teams, the County and HHSa Social Media, and direct contact with community partners. The County will follow all subsequent established community input requirements for environmental review and HHSa will go further to establish a bi-annual public engagement review to check in with the community about how the process has gone and how any sites are working in practice.

*This document contains the anticipated siting framework, internal review, and Environmental Review process that would occur when a County of San Diego emergency shelter, transitional and / or supportive housing project is proposed, upon adoption of the Zoning Ordinance amendments project (project number POD-20-008).