

# Housing & Community Development Measure AA Funding Proposal



**Measure  
AA  
Sales Tax  
at  
Work**

Board of Supervisors  
December 9, 2025

# Overview of Request

- FY 26
    - Battery Energy Storage Systems
  - FY 26/27
    - Housing Element Implementation
    - Fire Hazards
      - Home Hardening and Defensible Space Updates
- Priority 1 – Housing Element Implementation
- Priority 2 – Battery Energy Storage
- Priority 3 – Fire Hazards

# Housing Element Implementation

## Priority 1

Project – Implement Housing Element “Policies and Programs” that address constraints on housing development

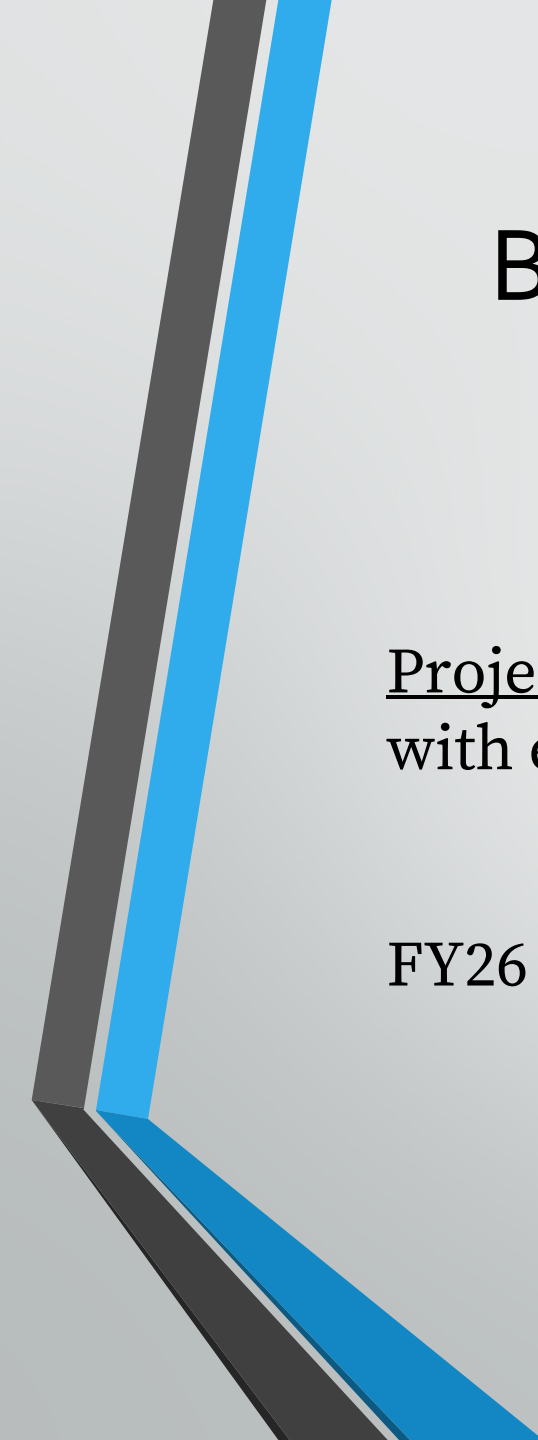
- Stay compliant on Housing Element Certification
  - Improve on Permit Streamlining Goals
  - Multiple long-range work program items can be completed at one time
  - Implementation will make the County eligible for “Pro-housing designation”

Pro-housing provides eligibility for grant funding programs and increased competitive grant opportunities (HAPP 7 funding for example)

Timing – Concurrent with and following certification of the Housing Element  
FY 26/27 - \$650,000

# Housing Element Implementation

- Affordable Housing Strategy
- Housing rehabilitation program
- Updates to allow employer sponsored housing
- Manufactured homes, duplexes, mobile homes and small lot developments (“missing middle”)
- Enhanced Infrastructure Finance Districts (EIFDs)
- Emergency Shelter, Navigation Centers, Supportive Housing and Group Home updates to zoning code
- SB4; SB35, SB423; and SB9 Implementation
- Ministerial Approval Process for qualifying developments
- Expedited Processing Strategy for qualifying developments
- Objective Design Standards
- Density Bonus program exceeding state law
- Comprehensive list of incentives and concessions
- Long-term rental incentives
- Outreach, education, and information improvements
- Software programs for monitoring housing resources and connecting public to resources



# Battery Energy Storage Systems (BESS)

## Priority 2

Project – Consulting services to satisfy CEQA requirements associated with establishing new BESS regulations

FY26 - \$100,000

# Fire Preparedness

## Priority 3

Project – Update County codes and information related to home hardening improvements and vegetation management for defensible space

- Home Hardening
  - Identify what improvements can be done without permits
  - Simplify permit process for home hardening improvements requiring permits
- Vegetation Management/Defensible Space
  - Align policies with Fire Code
    - Update tree preservation policies
    - Update habitat/vegetation protection requirements
- Develop Public information with guidance and recommendations

FY 27 - \$200,000

# Questions or Comments?

- Battery Energy Storage Systems
  - FY26 request \$100,000
- Housing Element Implementation
  - FY27/28 request \$650,000
- Fire Prepared (Home Hardening and Defensible Space)
  - FY 27 request \$100,000



**Measure  
AA  
Sales Tax  
at  
Work**