
7. AFFORDABLE HOUSING AND HOUSING FOR PERSONS WITH SPECIAL NEEDS

Section 3, Land Use, defines the location, amount, and type of housing to be built in the NCFUA. Principles for the design of residential areas are included in **Section 4, Urban Design**. The principles in this section address housing needs that are unlikely to be satisfied by the market, but that must be met in order to create diverse communities meeting the needs of San Diego residents.

7.1 GUIDING PRINCIPLES: HOUSING

- 7.1a Include housing affordable to all income levels in the NCFUA.
- 7.1b Provide the area's "fair share" of affordable housing and housing for persons with special needs, consistent with the City's Housing Element and the Regional Fair Share Distribution prepared by SANDAG.
- 7.1c Recognize that market economics will not result in the production of housing units for low-income households without specific requirements that they be included in development projects.
- 7.1d Funds collected by the City in lieu of construction of affordable dwelling units within the NCFUA shall be retained for future construction of affordable units within the NCFUA and shall not be distributed for use citywide.

7.2 IMPLEMENTING PRINCIPLES: INCLUSIONARY HOUSING REQUIREMENTS

- 7.2a Apply to residential development projects the inclusionary requirements in effect for the NCFUA under the City's planned residential development provisions. These requirements specify that residential development projects must provide housing on-site, affordable to low-income families as certified by the San Diego Housing Commission.

This requirement can be fulfilled by: 1) a set aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, families earning no more than 65 percent of median area income, adjusted for family size, or 2) a dedication of developable land of equivalent value. The affordable units must remain affordable for the life of the unit and should be phased proportionate to development of the market-rate units. The bedroom composition of the affordable units should be similar to that of the market-rate units. Developers of projects with ten or fewer housing units and projects falling within the estate and very low-density residential category may, at the discretion of the City, satisfy the requirements of the inclusionary program by donating to the City an amount of money equivalent to the cost of achieving the level of affordability required by the inclusionary program.

- 7.2b Affordable units should be dispersed throughout the NCFUA, primarily in or near the compact communities.
- 7.2c In planning for the NCFUA, recognize that the mandated level of affordability will require that developers be granted a density increase of 25 percent over the otherwise maximum allowable residential density, as well as at least one additional concession or incentive as described in California Government Code section 65913.4. Subarea planning studies should anticipate the awarding of the density bonus in analyzing demand for public facilities and in projecting future population.
- 7.2d If the City of San Diego adopts a citywide inclusionary housing program, the citywide program will take precedence.
- 7.2e If the City of San Diego adopts a citywide inclusionary housing program that includes measures to offset the cost of providing affordable housing, such as incentives relating to permit processing, development standards, and project financing, these offsets should apply in the NCFUA.

7.3 IMPLEMENTING PRINCIPLES: HOUSING FOR PERSONS WITH SPECIAL NEEDS

- 7.3a Consistent with State Law (Welfare and Institutions Code Section 5115 et seq), recognize the 24-hour care of six or fewer mentally disordered or otherwise handicapped persons as residential use. Therefore, facilities caring for such persons in residential structures are not required to obtain conditional use permits. (However, state licensing is required in all cases).
- 7.3b Recognize the need for group housing and housing for persons with special needs or desires. Such housing can include congregate care for elderly persons, single-room occupancy hotels, housing for temporary workers, housing with supportive services such as daycare built into the development, and co-housing (an alternative form of housing which combines individual units with facilities for shared meals, child care and other support services) by establishing that, such uses are welcome in the NCFUA in areas designated by the Framework Plan for buildings and activities of compatible type and intensity. Encourage the siting of such housing during subarea plan preparation.
- 7.3c Encourage developers to work with builders and operators of group housing during subarea and project planning, and to integrate such housing into their projects.