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## CHAPTER 7: HOUSING

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**Chapter 2** (Land Use) defines the location, amount and type of housing to be built in Pacific Highlands Ranch. Principles for the design of residential areas are included in **Chapter 5** (Community Design). The principles in this chapter address housing needs that are unlikely to be satisfied by the market, but should be met in order to create diverse communities meeting the needs of San Diego residents.

*Goal:* Provide an economically and socially diverse community through provision of varied housing styles, tenancy types and unit prices.

### 7.1 IMPLEMENTING POLICIES

- Provide a 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.
- Recognize the need for group housing and housing for persons with special needs or desires, including senior housing, congregate care for the elderly, housing for temporary workers and housing with supportive services.
- Apply fair housing practices in sale, rental and advertising of housing units.

### 7.2 AFFORDABLE HOUSING

The Framework Plan recommends the provision of housing, affordable to lower income families, as certified by the San Diego Housing Commission. The affordable units must remain affordable for the life of the unit and should be phased in proportion to development of market rate units. The bedroom composition of the affordable housing units should be similar to that of the market-rate units. Fulfillment of this objective may be satisfied by:

- 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
- Dedication of developable land of equivalent value.

Residential development of more than ten dwelling units must satisfy the City's affordable housing requirements, as stated above.

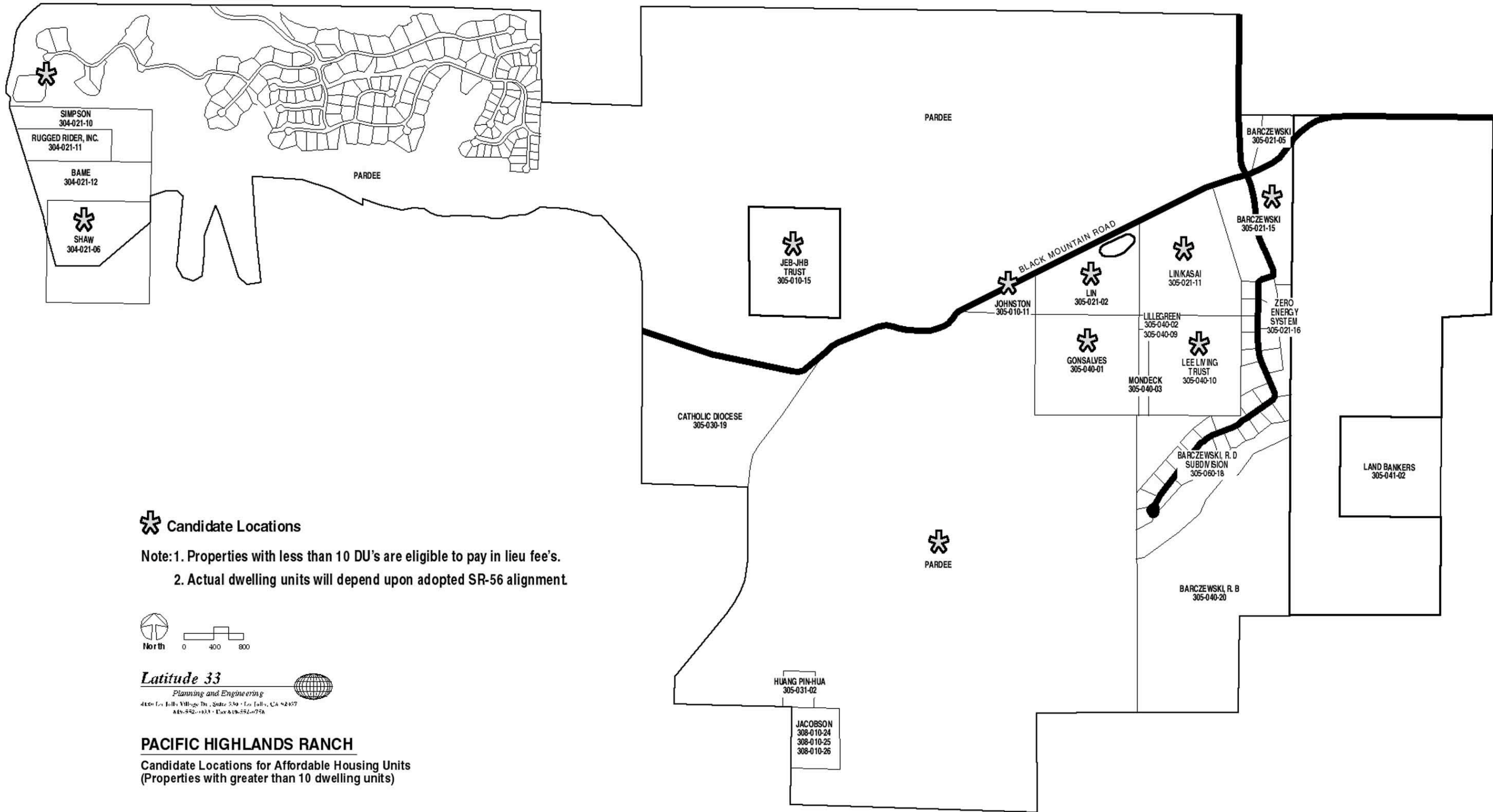
Residential development of ten or fewer housing units and residential development falling within the estate and the very low-density residential categories may, at the discretion of the City Council, satisfy the affordable housing requirements by donating to the City an amount of money equivalent to the cost of achieving the required level of affordability, into an NCFUA Affordable Housing Trust Account administered by the San Diego Housing Commission. Funds collected in this manner may be applied to affordable housing requirements in the NCFUA.

### **7.3 HOUSING POLICIES**

- Retain funds collected by the City in lieu of construction of affordable housing units for future development or acquisition of affordable units within the NCFUA.
- Require each property owner in the Pacific Highlands Ranch to comply with the housing requirements specified in **Section 7.2** above. Potential locations for these housing units are shown on **Exhibit 7-1**. The exact location of each property owner's affordable housing units will depend on a variety of factors; therefore, the exhibit is intended as a guide in anticipation of future development.
- Each property owner shall submit, prior to project approval, an affordable housing plan for Housing Commission and Planning Commission consideration.
- Encourage development of senior housing, especially within and near the town center.
- Provide an affirmative marketing program as condition of all tentative maps involving more than 20 dwelling units as required by City of San Diego Council Policy 600-20.

### **7.4 CONFORMANCE WITH THE FRAMEWORK PLAN**

Conformance with the Framework Plan is demonstrated by the provision of affordable housing by each property owner within the subarea, excepting those with ten or fewer residential dwelling units.



Candidate Locations

- Note: 1. Properties with less than 10 DU's are eligible to pay in lieu fee's.  
 2. Actual dwelling units will depend upon adopted SR-56 alignment.



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**PACIFIC HIGHLANDS RANCH**  
 Candidate Locations for Affordable Housing Units  
 (Properties with greater than 10 dwelling units)

