
CHAPTER SEVEN: HOUSING

GOAL:

Provide an economically and socially diverse community through provision of a variegated range of housing styles, tenancy types and prices.

7.1 IMPLEMENTING PRINCIPLES

- Provide the fair share of affordable housing and housing for persons with special needs, and consistent with the City's Housing Element and the Regional Fair Share Distribution.
- Recognize the need for group housing and housing for persons with special needs or desires, including senior housing, congregate care for the elderly, single-room occupancy hotels, 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

Torrey Highlands is subject to the affordable housing requirements in effect for the NCFUA under the City's Framework Plan provisions.

7.2.1 Housing Requirements

The NCFUA Framework Plan recommends the provision of housing for low-income families, as defined by the San Diego Housing Commission. All affordable housing units must remain affordable for the life of the unit and should be phased proportionate to development of market rate units. Fulfillment of this objective may be satisfied by:

- Providing no less than 20 percent of housing 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
- Dedicating developable land of equivalent value.
- Residential development of ten or fewer housing units and development located in the very low-density residential category may, at the direction of the City, satisfy the affordable housing requirements by paying an in-lieu fee, equivalent to the cost of achieving the required level of affordability, into a NCFUA Affordable Housing Trust Account administered by the San Diego Housing Commission; funds collected in this manner may be applied to affordable housing needs in the NCFUA, or within other areas which the City Council may deem appropriate for these affordable housing funds.

7.2.2 Housing Policies

- Comply with the affordable housing requirements in effect for the NCFUA under the City's Framework Plan provisions.
- Retain funds collected by the City in lieu of construction of affordable housing for future development or acquisition of affordable units within the NCFUA, or other communities which the City Council may deem appropriate for these affordable housing funds.
- Provide a variety of housing types and prices within the Local Mixed Use Center to enable affordability for low- and moderate-income households.
- Encourage development of senior housing, especially within and near the Local Mixed Use Centers, where location next to services, goods and transit provide good siting criteria.
- Encourage use of companion units as an integral part of residential development within and adjacent to the Local Mixed Use Center.
- Provide an affirmative action marketing program concurrent with all residential tentative maps involving more than 20 dwelling units, as required by City of San Diego Council Policy 600-20.