

COUNCIL POLICY

SUBJECT: FOSTERING OF BALANCED COMMUNITY DEVELOPMENT FOR
THE CITY OF SAN DIEGO
POLICY NO.: 600-19
EFFECTIVE DATE: December 26, 1972

BACKGROUND:

The Council fully supports the State of California Open Housing Law that assures every homebuyer or renter the right to live wherever he shall choose commensurate with his financial ability, regardless of race, creed or color. The Council further recognizes that the U.S. Government has promulgated subsidy programs, which if creatively applied by both builder and the Federal Government, will immeasurably aid in the development of economically balanced communities. It is the desire of the Federal Government and the Council to avoid the residential concentration of low income families, and to encourage and afford the opportunity to low income families who qualify for Federal Housing subsidy to live in subsidized dwellings, substantially equal in quality and amenity to those unsubsidized dwellings in their immediate neighborhoods.

The Council further recognizes that the economic reality of Federal subsidy limits, land costs and project size would dictate that the relatively large projects now planned for the newly developing peripheral areas, as well as City-approved redevelopment projects, by the target areas of this policy.

The Council, by adoption of this policy, desires to exhibit to the nation that planning, coupled with economic realism, can achieve a truly balanced community.

PURPOSE:

In order to achieve the goals of the Housing Element of the Progress Guide and General Plan in consonance with the Council's policy on nondiscrimination, the Council should establish general guidelines and review procedures that are realistic and economically feasible of accomplishment, to assure that an appropriate housing balance will be produced in the newly developing peripheral areas such as those yet undeveloped areas in the University Community Plan, North City, and Otay Mesa, and in all City sponsored or approved redevelopment projects.

POLICY:

It shall be the policy of the City Council to effect the development of economically and racially balanced communities in newly developing peripheral areas of the City and in all City sponsored or approved redevelopment projects, and to do what is reasonably and practically possible in all parts of the City.

IMPLEMENTING PROCEDURE:

The following procedures should be observed with respect to those geographic areas described in the policy purpose:

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1. The Council will formally request and encourage the local FHA office to use a major portion of its allocation of Federal Housing subsidies in the neighborhoods to be developed in the geographic areas affected by this policy.
2. Each community plan or master development plan for the areas specified in this policy shall, among other things, describe developmental phasing plans and the approximate location and number of low and medium income housing units proposed therein. Existing community plans and master development plans shall be amended to include these projections.
3. Prior to receipt of any application for residential rezoning, subdivision map or planned residential development, the Planning Department shall inform each such applicant of the City goals reflecting the prevailing need for housing for low and modest income families within those geographical areas described in this policy, as established in a periodically revised Housing Plan, and also review with the applicant the projections of any existing community plan or master development plan.
4. Requested rezonings in the areas subject to the policy will be accompanied by either a planned residential development or tentative subdivision map. The Planning Commission and City Council shall consider the rezoning request and the tentative subdivision map or planned residential development at the same public hearings.
5. Each applicant at said public hearing shall be requested to give evidence of his efforts to provide a balanced community consistent with the Community Plans or his master development plan. It is anticipated that an applicant will contact the local FHA office to determine the availability of Federal subsidy funds which will allow for the effectuation of a balanced community, and shall report on such FHA contact at the public hearing before the Planning Commission and City Council.
6. The Planning Commission and City Council shall, prior to approval of the planned residential development or subdivision map, satisfy themselves either that the applicant has achieved a balanced community consistent with the community plan or master development plan or that the applicant, after diligent pursuit of the use of Federal subsidy funds is economically unable to utilize any such programs or that Federal subsidy funds are unavailable. The Planning Commission and City Council, when considering approval of community plans, master development plans, or amendments thereto, rezonings, subdivision maps or planned residential developments in the geographical areas subject to this policy shall also consider:
 - a. City goals reflecting the overall prevailing need for low and moderate income housing within the geographical areas of this policy as established in a periodically revised Housing Plan;
 - b. Projected population size and the degree of self-containment of the area covered by the master development or community plan;
 - c. Proximity of projected residential development to employment areas utilizing appreciable numbers of low-waged and salaried employees;
 - d. Economic patterns and trends of other residential areas in the immediate vicinity;

- e. Proximity of other residential areas with low and moderate income housing;
 - f. Degree to which development proposal avoids concentration of low and moderate income housing;
 - g. The cost to the developer of providing decent housing for low to moderate income families;
 - h. The current market demand for low to moderate income housing in the development under consideration.
7. All planned residential developments or subdivision maps approved in the geographical areas subject to this policy shall be conditional upon the applicant's use of an effective affirmative marketing program.

HISTORY:

Adopted by Resolution R-207123 12/26/1972