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Promoting Quality Affordable Housing and Community
Development Throughout San Diego County

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Planning Commission City of San Diego
San Diego, CA 92101

Dear Commissioners:

I am writing to commend the developers and owners of the proposed Quarry Falls project for their willingness to develop the affordable housing required by the City Council's Inclusionary Housing Ordinance, adopted in May 2003.

As you know, the ordinance requires a residential developer to set aside at least ten percent of the total number of dwelling units in the project for households with an income at or below 65 percent of the area median income (AMI) for rental units, or at or below 100 percent AMI for for-sale units.

However, San Diego's inclusionary ordinance makes a provision for developers to opt-out of producing these required residential units, and instead pay an in-lieu fee. The current fee falls far short of what it costs to develop the units so many fewer homes for low and moderate income residents are built. Not surprisingly, given the substantial savings to the development, most builders choose to pay the fee and walk away from any further obligations.

The Quarry Falls development team is proposing instead to build the required inclusionary units. As a result, at the current density, 488 new affordable apartments and/or for-sale homes will be available at Quarry Falls. That would substantially increase the supply of affordable homes in Mission Valley, near public transit and jobs.

The San Diego Housing Federation applauds this decision and other developments that have chosen to develop mixed income communities that represent the full specter of housing options, including those for the neediest San Diegans.

Sincerely,

Tom Scott
Executive Director

CC: William Anderson
Mr. Thomas Sudberry