



NORTH SAN DIEGO COUNTY
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Escondido Community Housing Coalition

Recommendations for Infill Development

Member organizations of the Escondido Community Housing Coalition (EHC) are committed to the creation adequate affordable housing in Escondido and environs.

Escondido has a dire need for affordable housing. The most recent Housing Element report found that, in the 5th Housing cycle, Escondido has developed only 13.5% of requirements for very-low income, 17% for low income, and 15% of the goal for moderate, but 119% for above moderate market rate housing. These inequities in housing must be addressed where relevant in planning documents and in project-by-project approvals that are given by the Planning Commissioners and decision-making bodies.

Since Escondido has significantly failed to meet affordable housing goals, quality infill development must include significant low and moderate income residents and families who are in the highest need. Below we have identified a series of performance metrics that we request decision-makers consider, depending on size and intensity of project, to realize quality infill development and community benefits for the public.

Affordable housing

1. If project requires a general plan or other planning amendment, an accompanying affordable housing requirement should be established to recapture a public benefit. For example, if a parcel zoning is re-zoned to provide more residential units, the public benefit of 20-25% permanently affordable units.
2. If the project does not require a plan amendment, waiver, or other change, 10-15% of the housing should be permanently affordable and a mix between rental and for sale if possible.
3. Developers should consider donation of some portion of land for a community land trust to be managed as permanently affordable housing.

Non-Displacement and safe locations

4. Development of existing developed sites should cause no displacement of current residents and should provide comparable or enhanced housing for those residents.
5. No homes or other residential units should be located within 500 feet of a freeway.

Healthy food and living

6. Access to healthy food. If the project is over 10 acres in size, adequate access to healthy food should be included in the project or identified for residents. Provide space to accommodate a full-

service grocery store or enhance existing community markets, particularly in neighborhoods where there is unmet demand for healthy foods. Also, opportunities to get locally grown produce to residents, for example through farm stands, farmers markets, or community-supported agriculture arrangements should be included.

7. Tobacco and Smoke-Free Environments:

- Tobacco and marijuana smoking and vaping should be prohibited in all units of a multi-unit residence and all common areas. Common areas defined as every enclosed and unenclosed area that residents are entitled to enter or use, including, but not limited to, halls, pathways, lobbies, courtyards, elevators, stairs, community rooms, playgrounds, gym facilities, swimming pools, parking garages, parking lots, grassy or landscaped areas, restrooms, laundry rooms, cooking areas, and eating areas.
- Tobacco and marijuana smoking and vaping should be prohibited at least twenty-five (25) feet in any direction of any doorways, window, opening, or other vent into an enclosed area of a multi-unit residence and unenclosed areas primarily used by children.

Transit, walking, biking

8. All projects should include or demonstrate easy access to transit options.

9. All projects should facilitate healthy activities such as walking and biking.

- a. Provide sidewalks and inviting, pedestrian oriented streetscapes
 - Build sidewalks to encourage walking and to help keep pedestrians safe.
 - Include well-marked crosswalks, special pavers, and curb extensions to visually highlight pedestrians and slow traffic.
 - Light streets, trails, and public spaces to minimize dark and unsafe areas.
- b. Provide infrastructure to support biking
 - Where possible, provide bikeways within the street network.
 - Maximize connections to existing bicycle networks, including multiuse trails

Urban greening

10. Support on-site gardening and farming. All projects should provide green space and, if large enough, provide space for growing food on site through community gardens, edible landscaping, or small-scale farming.

11. Projects should include greenspaces like parkland to allow residents a safe and healthy space to be outdoors to the maximum extent possible.

12. All projects should comply with ECAP tree planting goal of one tree per person living in the project and should provide adequate cooling zones as needed.

13. Projects should include cultural and arts spaces.

Sustainability and resilience

14. All projects should be landscaped with native or non-invasive xeriscape plants that support local pollinators, or food generating plants like fruit trees and edible plants.

15. Projects should be net-zero energy, all electric, and well-insulated to reduce costs to residents and climate changing emissions.

16. Projects should be constructed by workers who will receive a living wage.