

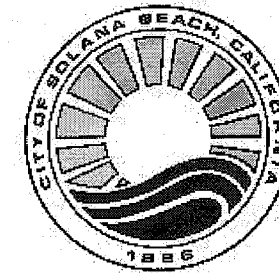
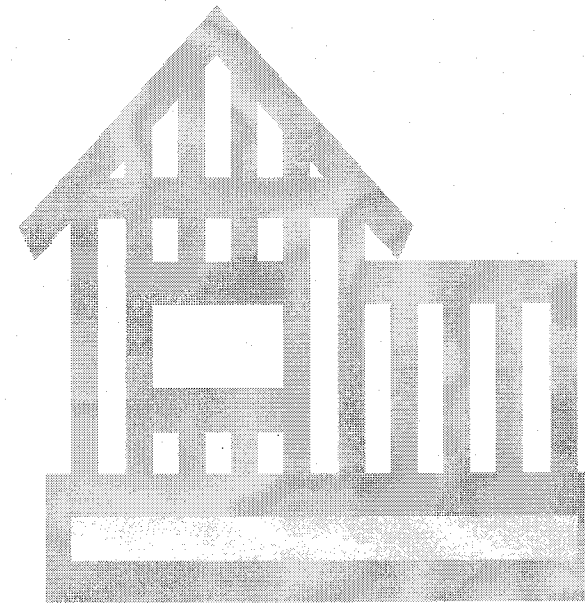
California's Department of Housing and Community Development annually updates qualifying income levels for affordable housing.

For 2008, California's Department of Housing and Community Development classifies a **Very Low** income household of 1 earning \$27,650– \$44,249, and a household of 2 between \$31,600- \$50,549.

A **Low Income** household of 1 person is categorized as those earning \$44,250–\$50,449, and for a household of 2 \$50,550- \$57,699

**Benefits and/or Incentives**

When a deed restriction is recorded that commits the property owner to rent the unit to very low or low income households for a period of 30 years or longer, the City may consider waiving fees, reduced parking and development standards, and implementing a faster Conditional Use Permit approval process.



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**Accessory Living Units - Part of the City's Affordable Housing Program**

Information for property owners interested in creating an Accessory Living Unit in their new or existing home.



This brochure is provided to serve as a guide to property owners and/or developers who are interested in providing an Accessory Living Unit (A.L.U.) within their project. The brochure explains what an Accessory Living Unit is, where and how to build an Accessory Living Unit, who is permitted to live in the unit, and the benefits of constructing an Accessory Living Unit within your property.

### What is an Accessory Living Unit?

An accessory living unit (A.L.U.), is one or more rooms that are designed as part of the main residence with a separate entrance or may be attached to a garage. These units are designed to be separate living quarters with all the essential elements of the primary living area. The intent of Accessory Living Units in Solana Beach is to, in part, provide affordable housing in areas where adequate facilities and services are available. In addition, it is a goal of the City's General Plan to equitably distribute Affordable Housing throughout the City.

#### Solana Beach Municipal Code [SBMC Section 17.12.010(D)(1)(I)] defines an accessory living unit as:

A dwelling unit attached to a primary residence or accessory garage (to a primary residence) providing complete independent living facilities for no more than two persons including provisions for living, sleeping, eating, cooking, and sanitation. Accessory living units include "granny flats" and "second units" as defined in Government Code Section 65852.1 and 65852.2.

### Where can I build an Accessory Living Unit?

Accessory Living Units can be built on any type of residential zoned land, however Accessory Living Units proposed on Medium High (MHR), High Residential (HR) and lots under 6,000 sq. ft. are subject to the review and approval of a Conditional Use Permit. (See Zoning map for designated areas)

### What are the provisions for building an A.L.U.?

- The Accessory Living Units must be attached or contained within the primary dwelling and structurally integrated to avoid the appearance of an add-on.
- Entrance of units must not be visible from the street.
- The unit must be greater than 350 sq. ft, but not exceed 640 sq. ft.
- The primary residence along with the accessory unit must not exceed the allowable F.A.R. of the site
- Owner must continually occupy the primary structure or the Accessory Living Unit.
- Unit may be occupied by a Low Income Family, as defined annually by the State Department of Housing and Community Development.
- Maximum occupancy of unit is two.
- One off street parking space must be provided
- Owner shall record a covenant specifying property restrictions on the unit.
- The owner must file/record a 30 year deed restriction for lower income households before a building permit can be is-

sued for the A.L.U.

- For more detailed information regarding A.L.U. building provisions see SBMC 17.20.040 (D)

### Who can live in the unit?

Family members are allowed to occupy the unit, however if you choose to rent to a family member their income must qualify as very low or low income. If you choose to rent to someone outside your family the renter or renters must also qualify as either one of these two categories. Also, if the unit is rented, the owner must file annual documentation with the city showing the households eligibility to occupy the unit. If the property is sold, the new owner may allow family members to occupy the unit or enter into a new covenant with the city to rent the A.L.U. as an affordable unit.

### What do you mean by Very Low/Low Income?

**Very Low Income** households are considered those earning between 30 to 50% of the Average Family Income (A.F.I.) in San Diego County. **Low Income** is classified as earning between 50 to 80% of the A.F.I. The maximum monthly rental rate for accessory living units shall not exceed 30 percent of the gross annual income of these income categories.