APPENDIX B

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Appendix B: Housing Profile Report

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Encinitas, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle (2021-2029 planning period).

1 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

1.1 Population Growth

According to the U.S. Census the population in the region has steadily increased over time. In 1990, the San Diego regional population was 2,298,016. In 2000, the population of the region was 2,813,833. This represented about a 2.2 percent annual growth in the population. The U.S. Census reported a population count of 3,095,313 in 2010 showing that the growth rate had slowed to 1.1 percent annually over those ten-years. During this same ten-year time period, Encinitas' population grew at a slower rate than the region as a whole, increasing 0.3 percent annually, from 58,014 in 2000 to 59,518 in 2010. **Table B-1** shows the actual changes in population for North San Diego County coastal cities and the County, as well as projected population growth.

Table B-1: Actual and Projected Population Changes (2010-2050)

City	2010 Actual	2020 Projected	2035 Projected	2050 Projected
Carlsbad	105,185	118,241	123,634	123,942
Del Mar	4,161	4,412	4,668	4,784
Encinitas	**59,518**	**62,829**	**64,718**	**66,178**
Oceanside	167,344	177,929	188,865	190,129
Solana Beach	12,867	13,409	14,311	14,941
San Diego County	3,095,313	3,435,713	3,853,698	4,068,759

Source: Bureau of the Census (2010) and SANDAG Series 13 Regional Growth Forecast Update (2013).

The purpose of regional growth forecasting is primarily to provide a starting point for regional planning. It is also one of the first steps in developing a Regional Transportation Plan. For this reason, a growth forecast is updated every four years. According to the most recently adopted SANDAG forecast (Series 13) the region will grow to approximately four million people by the year 2050, representing a growth of approximately one million residents. This represents an average annual population growth of approximately 0.7%. It is projected that the 2010-2050

population in the San Diego region will increase by 31.4 percent, while Encinitas' population is expected to increase by 11.2 percent.

It is important to note that the growth forecasts are not prescriptions for the future; rather they simply portray an estimate of potential outcomes. The U.S. Census plays a critical role in estimating future population and verifying past projections.

SANDAG's Series 13 forecast shows a growth of 6,660 persons between 2010 and 2050 in the City. This numeric change results in a citywide population growth of about 11.2 percent total, which is about 7 percent less than previously forecasted in the Series 12 forecast.

1.2 Age Characteristics

Housing demand within the market is often determined by the preferences of certain age groups. Traditionally, both the young adult population (20 to 34 years of age) and the elderly population tend to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. Persons between 35- and 65-years old often provide the major market for moderate to high-cost apartments and condominiums and larger single-family units because they tend to have higher incomes and larger sized households.

In 2000, the median age in Encinitas was 37.8, approximately four years older than the regional median age of 33.2. By 2010, the median age in Encinitas increased to 41.5, 6.9 years above the regional average of 34.6 years. In 2010, the largest proportion of the population in the City was aged 45 to 59 years, accounting for 25 percent of the population, and followed by those aged zero to 14 and 35 to 44. According to the 2010 Census, 21 percent of the population was under 18 years of age, similar to the 2000 Census profile. **Table B-2** displays the age distribution in Encinitas and San Diego County using American Community Survey data from 2018. The table shows that in 2018 the largest portion of the population was aged 45 and above, consistent with the 2010 census. **Table B-2** also compares resident age in Encinitas to that of the region. San Diego County's age distribution showed a younger population with the largest population aged between 15 and 44.

Table B-2: Age Distribution Comparison (2018)

Area	Under 5	5-14	15-24	25-34	35-44	45-54	55-64	65+
Encinitas	**5.0%**	**12.2%**	**9.0%**	**13.3%**	**13.9%**	**15.0%**	**14.8%**	**17.6%**
San Diego County	6.4%	12.0%	14.8%	16.4%	13.2%	12.7%	11.7%	13.3%

Source: 2018 American Community Survey, 5-year Estimates.

In California, those persons of retirement age (i.e. 65 years and older) is expected to grow more than twice as fast as the total population and this growth will vary by region. This means that people are living longer, and the number of older persons is increasing. This trend is also evident in Encinitas, where the senior-aged section of the population is expected to double by the year 2035.

1.3 Race/Ethnicity Characteristics

The racial and ethnic composition of a population may affect housing needs because of cultural preferences associated with different racial/ethnic groups. Cultural influences may reflect preference for a specific type of housing. Research has shown that some cultures (e.g. Hispanic

and Asian) tend to maintain extended families within a single household. This can lead to overcrowding or an increased demand for larger housing units. Ethnicity also tends to correlate with other characteristics such as location choices, mobility, and income.

Table B-3 shows that, according to the 2018 American Community Survey, the ethnic distribution of the Encinitas population was predominantly White, not Hispanic or Latino, (79.5 percent) and about four percent reported Asian. Approximately 13 percent of the Encinitas population was of Hispanic origin. San Diego County exhibited more ethnic diversity in 2018, with 46 percent of the population being White not Hispanic, twelve percent Asian, and 34 percent of Hispanic or Latino origin. The race/ethnic composition of City residents has remained stable in Encinitas compared to the 2010 Census, with the proportion of Asian residents increasing slightly from 3.5 to 3.8 and the proportion of Hispanic residents decreasing slightly from 13.7 to 13.1. Countywide, from 2000 to 2010 the population of Hispanic or Latino origin increased from 27 percent to 32 percent. From 2010 to 2018, the Hispanic population in the County has increased again to 34 percent and the White not Hispanic or Latino population has decreased from 50 percent to 46 percent.

Table B-3: Race/Ethnicity Distribution (2018)

Jurisdiction	Not Hispanic or Latino						Two or More	Hispanic or Latino
	White	Black	Asian	American Indian and Alaska Native	Native Hawaiian and Pacific Islander	Some Other Race		
% Encinitas Population	79.5%	0.7%	3.8%	0.2%	0.1%	3.0%	2.6%	13.1%
% San Diego County Population	45.9%	4.7%	11.6%	0.4%	0.4%	.2%	3.4%	33.5%

Source: 2018 American Community Survey, 5-year Estimates.

Overall Encinitas poverty level of 6.9 percent is lower than the San Diego regional total of 12.5 percent. In Encinitas, over 40 percent of the Black or African American population lives below the poverty level while in San Diego County only around 20 percent live below the poverty level, as shown in **Table B-4**. Almost 13 percent of the Encinitas residents that are of Hispanic or Latino origin are below the poverty level which is less than the County at 17 percent. Less than six percent of the White, not Hispanic or Latino, population in Encinitas was estimated to live below the poverty level.

Table B-4: Poverty Status by Race and Hispanic or Latino Origin (2018)									
Jurisdiction	One Race						% of Two or More	% of Hispanic or Latino	% of White Alone, not Hispanic or Latino
	% of White	% of Black	% of Asian	% of American Indian and Alaska Native	% of Native Hawaiian and Pacific Islander	% of Some Other Race			
Encinitas	6.4%	41.9%	10.1%	0.0%	0.0%	9.6%	7.6%	12.8%	5.4%
San Diego County	11.8%	19.5%	10.2%	17.2%	10.4%	19.7%	12.6%	17.4%	8.9%

Source: 2018 American Community Survey, 5-year Estimates.

1.4 Employment

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

To achieve a better balance between jobs and housing, it is important to consider the employment characteristics of a region. In the San Diego region, employment growth outpaced population growth between 1990 and 2000. The decade recorded a gain of more than 188,865 jobs, an increase of 16 percent, while population increased by 315,817 people, a growth rate of 13 percent.

Table B-5 shows that in 2010 there were over 1.42 million jobs in the San Diego region. Region wide, growth of 34% is expected between 2010 and 2050. **Table B-5** also shows that the number of jobs in Encinitas is expected to grow by 15% from 2010 to 2050.

Table B-5: Employment Growth (2010-2050)					
Jurisdiction	2010	2020	2050	% Change 2010-2050	Numeric Change 2010-2050
Carlsbad	64,956	77,431	85,718	32%	20,762
Del Mar	4,431	4,542	4,725	6.6%	294
Encinitas	25,643	27,276	29,542	15.2%	3,899
Oceanside	41,142	48,208	54,091	31.5%	12,949
Solana Beach	7,417	8,156	8,802	18.7%	1,385
San Diego County	1,421,941	1,624,124	1,911,405	34.4%	489,464

Source: SANDAG Series 13 Subregional Growth Forecast (2013).

Table B-5 shows that between 2010 and 2050, Encinitas is projected to gain approximately 3,899 new employment opportunities (i.e. the number of workers with jobs), which represents an increase of 15 percent. This represents one of the lowest percentage increases in employment in the North County coastal cities. Region wide, approximately 489,464 new employment opportunities will be generated, representing an increase of 34 percent. This projected change in employment is considerably less than previously forecasted.

Previous forecasts showed that the largest numerical gains in employment in Encinitas between 2000 and 2030 would occur in the services, retail trade, and government sectors. **Table B-6** shows the industries that Encinitas residents were employed in compared with County residents as a whole in 2017, as well as the mean annual wage in the first quarter of 2017. Encinitas residents were employed by a variety of industries with about 24 percent working in education services, health care and social assistance and about 19 percent in professional, scientific, management and waste management services. Approximately ten percent also worked in the arts, entertainment, recreation, accommodations and food service industries, as well as ten percent in retail trade and finance. Together these industries account for over half of the employment of Encinitas residents. Those working in higher earning industries such as Management occupations and Real Estate occupations made between $70,440 and $126,757 and those in the education services and Healthcare category were earning between $62,196 and $94,206. These industries employed 51.4 percent of the labor pool. Compared with County residents, Encinitas residents benefited from employment in higher income industries such as finance, professional and management, etc.

Table B-6: Number of Workers by Industry and Mean Annual Wage (2017)				
ACS Industry	**Encinitas**	**San Diego County**	**OES Occupational Title**	**OES Mean Annual Wage**
Agriculture, Forestry, Fishing, Hunting and Mining	1.3%	0.9%	Farming, Fishing, and Forestry	$30,319
Construction	4.2%	5.7%	Construction and Related Workers	$41,335
Manufacturing	10.3%	9.2%	Sales Rep, Wholesale and Manufacturing	$63,250
Wholesale Trade	2.6%	2.5%	Wholesale and Retail Buyers	$58,765
Retail Trade	8.2%	10.7%	Retail Salespersons	$29,970
Transportation, Warehousing and Utilities	2.0%	3.9%	Transportation Workers	$44,692
Information	2.4%	2.3%	Reception and Information Clerks	$32,563
Finance and Insurance, Real Estate, Rental and Leasing	8.7%	6.3%	Property, Real Estate, and Community Association Managers	$70,440
Professional, Scientific, Management and Waste Management Services	19.2%	15.0%	Management Occupations	$126,757
Education Services, Health Care and Social Assistance	23.5%	21.2%	Healthcare Practitioners and Technical Occupations	$62, 196
			Education, Training, and Library Occupations	$94,206
Arts, Entertainment and Recreation, Accommodations and Food Service	10.3%	11.9%	Arts, Design, Entertainment, Sports, and Media Occupations	$58,976
Other Services, Except Public Administration	4.4%	5.3%	--	--
Public Administration	3.0%	5.1%	Administrative Services Managers	$97,267
Source: 2013-2017 American Community Survey, 5-year Estimates and California Employment Development Department, Occupational Employment Statistics (2017).				

SANDAG's Series 13 shows a region wide average of 1.2 workers per dwelling unit. In Encinitas this would result in 30,600 workers available for 25,600 jobs, a 1.19 worker-to-jobs ratio. The 2007-2011 ACS (Workers) survey similarly found 23,489 employed residents in the City, but only 19,791 jobs, also representing a 1.19 worker-to-jobs ratio. The 2011 ACS also reported an unemployment rate of 6.5 percent for all persons in the civilian workforce. Nearly 20 percent of all persons between the ages of 16 and 24 were unemployed. In terms of unemployment, Encinitas outperformed both the nation as a whole and the State of California. The City's unemployment rate was significantly lower than the 2011 national rate of 8.7 percent and state rate of 10 percent.

1.5 Commuting Patterns

Commuting patterns demonstrate the relation of housing to employment opportunities and are a component in the allocation of growth to localities.

Table B-7 shows that in 2017, about 72 percent of Encinitas residents drove alone to work, about four percent lower than the percent region-wide. Approximately six percent of Encinitas residents

carpooled, two percent walked, and about two percent used a form of public transportation. Approximately fifteen percent of Encinitas residents worked from home.

Table B-7: Means of Transportation to Work (2017)				
Industry	Encinitas		San Diego Region	
	#of Workers 16+	% of Total	#of Workers 16+	% of Total
Car, Truck, or Van – Drove Alone	22,496	71.8%	1,196,562	76%
Car, Truck, or Van – Carpooled	1,823	5.8%	139,456	8.9%
Public Transportation	654	2.1%	48,072	3.1%
Bicycle	259	0.8%	10,883	0.7%
Walked	628	2.0%	45,998	2.9%
Other means	719	2.3%	23,797	1.5%
Worked at home	4,763	15.2%	110,240	7%
Total	**31,342**	**100%**	**1,575,008**	**100%**

Source: 2013-2017 American Community Survey, 5-year Estimates.
Note: "Other means" to include taxicab and motorcycle rates.

Table B-8 shows the average travel time for workers age 16 and over in Encinitas and the San Diego region in 2018. Average travel times for Encinitas residents did not vary greatly from those in the region as a whole. Approximately 38 percent of Encinitas residents had travel times to work under 20 minutes, the same percent of San Diego residents faced the same travel time. Based on the 2018 ACS, the average commute time for Encinitas residents is 25.2 minutes and San Diego's just slightly longer at 26 minutes. Overall, commute times to work are relatively short with just six percent of workers commuting for one hour or longer in Encinitas and just above seven percent commuting one hour or longer in the County.

Table B-8: Travel Time to Work in Minutes (2018)									
Jurisdiction	>10	10-14	15-19	20-24	25-29	30-34	35-44	45-59	60+
Encinitas	**10.4%**	**13.7%**	**14.1%**	**17.6%**	**7.5%**	**16.1%**	**7.6%**	**6.9%**	**6.2%**
San Diego County	8.6%	12.7%	16.7%	17.3%	7.4%	16%	7.1%	7.3%	7.0%

Source: 2018 American Community Survey, 5-year Estimates.

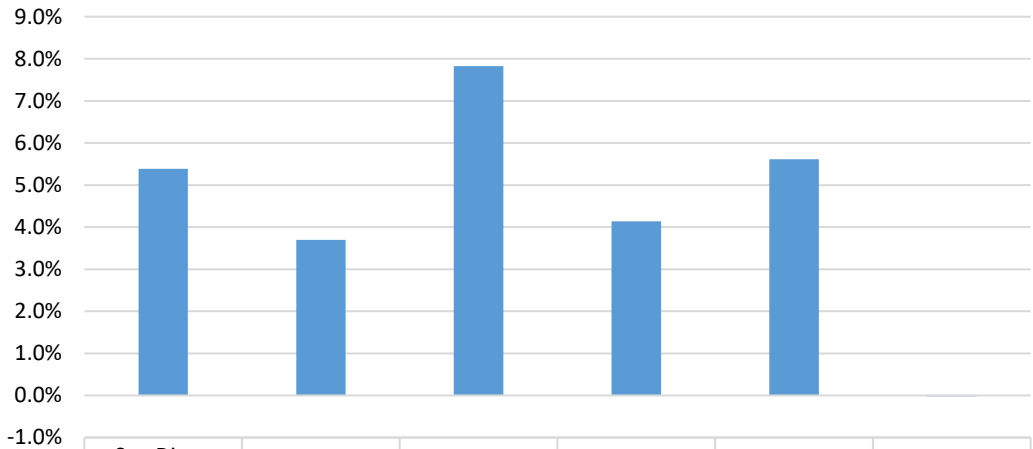
2 Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Skilled nursing facilities, residential care facilities, dormitories, and other group living situations are not considered dwelling units, and persons living in them are not considered households; rather, these are group quarters. Information on household characteristics is important to understand the growth and changing needs of a community.

Many household characteristics may contribute to the diverse need for housing, some of which are described in this section: projected households, household type, household size, and household income. According to the 2010 Census, there were 1,086,865 households (equal to occupied housing units) in San Diego County. Of these, 24,284 households, or approximately two percent, were located in Encinitas. (Please note that the total number of households will vary depending on the source and when the data was captured.)

Figure B-1 shows the change in total number of households based on American Community Survey data. The information displayed shows that between 2010 and 2018, the number of households in the San Diego region grew by 57,191, a gain of approximately 5.4 percent. During this period, the number of households in Encinitas grew by about 3.7 percent.

Figure B-1: Change in Number of Households (2010-2018)



	San Diego County	Encinitas	Carlsbad	Del Mar	Oceanside	Solana Beach
2010-2018	5.4%	3.7%	7.8%	4.1%	5.6%	0.0%

Source: 2010 and 2018 American Community Survey, 5-year Estimates.

The City currently accounts for about two percent of the region's households. The American Community Survey estimates that in 2018 the number of households in Encinitas increased slightly from 23,141 to 23,996. Comparably, according to ACS 5 year-estimates, from 2010 to 2018 housing units in Encinitas increased by 4.2 percent (from 25,080 units to 26,142 units).The County's estimated total households rose to 1,118,980 in 2018, a 5.4 percent increase from an estimated total of 1,061,789 in 2010, in the same time period housing units increased 4.3 percent. The ACS estimates exhibit a slower growth rate in Encinitas than in the County; however, the data also shows that housing unit growth accompanies household growth at a comparable rate. Based on 2050 Regional Growth Forecasts published by SANDAG (2013), there are a forecasted 1,178,091 households in the San Diego region in 2020.

2.1 Household Type and Size

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. Families with children often prefer single-family homes.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with two to four bedrooms. People's choices, however, also reflect preference and economics. Thus, many small households prefer, and obtain, large units.

Table B-9 shows that Encinitas households mostly consist of families (63 percent). Approximately one-third of the City's family-households had children, according to the 2010 Census. The greatest change from 2000 to 2010 was the 21-percent decrease in other non-families (unrelated persons living together), and a 16-percent increase in married couples without children.

Table B-9: Changes in Household Types (2000–2018)

Household Types	2000		2010		2018 estimates		Change 2000-18
	#	%	#	%	#	%	%
Families	14,283	62.6%	15,044	62.5%	15,689	65.3%	9.8%
Married with Children	5,450	23.9%	5,172	21.5%	5,164	21.5%	-5.2%
Married without Children	5,982	26.2%	6,941	28.8%	7,888	32.8%	31.8%
Other Families	2,851	12.5%	2,931	12.2%	2637	11.0%	-7.5%
Non-Families	8,547	37.4%	9,038	37.5%	8,307	34.6%	-2.8%
Single	5,864	25.7%	6,303	26.2%	6,063	25.3%	3.4%
Other Non-Families	2,683	11.8%	2,118	8.8%	3,574	15.0%	33.2%
Total Households[1]	**22,830**	**--**	**24,082**	**--**	**23,996**	**--**	**5.1%**

Source: Bureau of the Census (2000 and 2010) and the 2018 American Community Survey, 5-year Estimates.
Note: Other Non-Families include roomers/boarders, housemates/roommates, unmarried partners, foster children, and other non-relatives.
1. Total Household percentage is not the sum of all categories; some double counting may occur depending on how individuals report own household status.

The American Community Survey estimates 15,689 families in Encinitas in 2018, comprising 65.3 percent of total households. Additionally, an estimated 8,307 households were reported as non-family, comprising 34.6 percent of total households in the City. The 2018 ACS also reported about 43 percent of households in Encinitas had one or more persons 60 years and older. An estimated 6,690 households had children in 2018, 955 of those being female headed with no husband present (14.2 percent).

In 2018, the average number of persons per household in the North County San Diego region ranged from 2.08 in Del Mar to 2.89 in Oceanside, with a region-wide average of 2.83 persons per household. Encinitas had an average of 2.52 persons per household, representing a small decrease from 2010, when 2.6 persons per household were reported. **Table B-10** compares household size in Encinitas to household size in the surrounding North County coastal cities. Household size varied among the cities, with Del Mar having the lowest in the County. SANDAG estimates that average household size in the region will remain similar by 2050.

Table B-10: Average Persons per Household (2018)

Jurisdiction	Average Household Size (2018)	Projected Average Household Size (2050)
Carlsbad	2.60	2.58
Del Mar	2.08	2.10
Encinitas	**2.52**	**2.51**
Oceanside	2.89	2.86

Table B-10: Average Persons per Household (2018)		
Jurisdiction	**Average Household Size (2018)**	**Projected Average Household Size (2050)**
Solana Beach	2.35	2.36
San Diego Region	2.83	2.81
Source: Department of Finance (2018) SanGIS Series 13		

2.2 Household Income

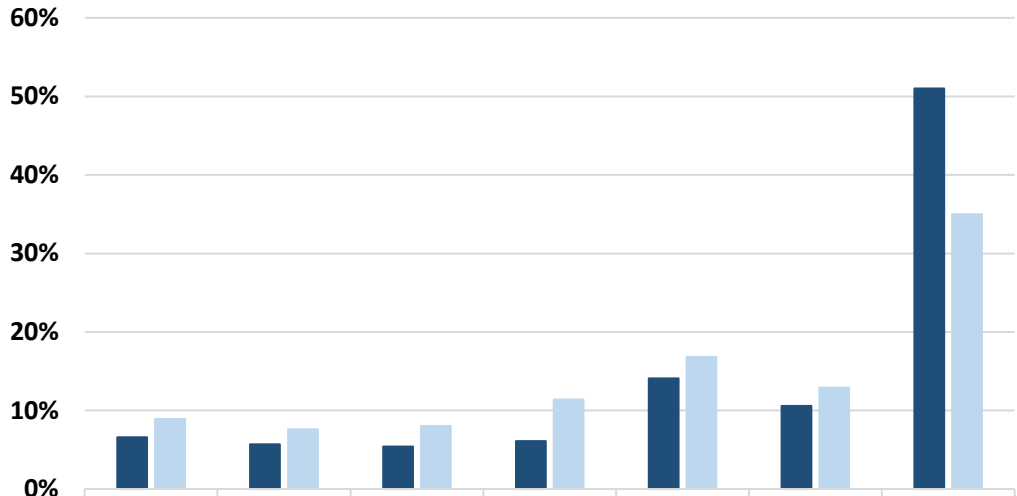
Income levels influence the range of housing prices within a community and the ability of the population to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Household incomes in Encinitas have consistently been higher than those in the region as a whole. In 1990, the Encinitas median household income was $46,614 - and the regional median income was $35,028. The reported median income for the City was approximately 33 percent higher than the region. In 2000, the City's median household income was $64,821, and the San Diego County median household income was $47,268. The reported median income was approximately 37 percent higher than the regional average. The 2010 median household income in Encinitas was $85,350, compared to $44,772 in the County. This represents a difference of about 90 percent. **Table B-11** indicates 2018 median income in Encinitas was estimated to be approximately 43 percent higher than the regional median ($107,172 versus $74,855), consistent with long-term data and suggesting that the 2010 figure was an anomaly.

Table B-11: Median Household Income Estimates (2018)		
Jurisdiction	**Median Household Income**	**%Above/Below Regional Median**
Carlsbad	$107,172	43.2%
Del Mar	$110,966	48.2%
Encinitas	**$113,175**	**51.2%**
Oceanside	$68,652	-8.3%
Solana Beach	$105,821	41.1%
San Diego Region	$74,855	--
Source: 2018 American Community Survey, 5-year Estimates.		

Figure B-2 compares household income in Encinitas and in the San Diego region between 2013 and 2017. Approximately 62 percent of Encinitas households had incomes over $75,000, about 14 percentage points more than region-wide. The most distinct difference occurred within the highest-income bracket ($100,000 or more). Approximately 50 percent of Encinitas households earned $100,000 or more, compared to 35 percent region-wide.

Figure B-2: Household Income (2013-2017)



	<= $14,999	$15,000-$24,999	$25,000-$24,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$145,999
Encinitas	7%	6%	5%	6%	14%	11%	51%
San Diego County	9%	8%	8%	11%	17%	13%	35%

Source: Bureau of the Census, 2013-2017 American Community Survey, 5-year Estimates.

The state and federal government classify household income into several groupings based upon the relationship to the San Diego Region Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low: <30% AMI
- Very Low: 31-50% AMI
- Low: 51-80% AMI
- Moderate: 81-120% AMI
- Above Moderate: 120%+ AMI

In 2016, a majority of Encinitas households earned moderate or above-moderate incomes (**Table B-12**) while 29 percent of Encinitas households earned low, very low or extremely low incomes.

Table B-12: Household Income Levels (2016)

Income Level	Renter-Households	Owner-Households	Total Households	Percent of Households
Extremely Low Income (0-30% AMI)	1,625	725	2,350	10%
Very Low Income (31-50% AMI)	1,045	1,160	2,205	9.3%
Low Income (51-80% AMI)	1,090	1,190	2,280	9.6%
Moderate and Above Moderate (>80% AMI)1	4,800	12,055	16,855	71.1%
Total	8,560	15,135	23,695	100.0%

Source: CHAS, based on 2012-2016 American Community Survey, 5-year Estimates.
Note 1: HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate income) into one income group. HUD CHAS 2012-2016

3 Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Encinitas. Detailed CHAS data based on the 2012-2016 ACS is displayed in **Table B-13**. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Renter-households experienced a higher rate of housing problems, 52.5 percent compared to 32 percent of owner households that experienced housing problems.
- Additionally, of all households who earned less than 50 percent of HAMFI renters were more likely to experience at least one housing problem (26 percent) as compared to owner households (9 percent).
- Renters were also more likely to experience at least one severe housing problem (34.3 percent) compared to owners (16.6 percent).
- Overall, 39.4 percent of households in Encinitas reported at least one housing problem and 23 percent reported experiencing a severe housing problem.

Table B-13: Housing Problem Overview

Renters								
Income by Housing Problems*	**Household has at least 1 of 4 Housing Problems**	**% of Renter HH**	**Household has none of 4 Housing Problems**	**% of Renter HH**	**Cost Burden not available - no other housing problems**	**% of Renter HH**	**Total**	**% of Renter HH**
Household Income <= 30% HAMFI	1,245	14.5%	125	1.5%	255	3.0%	1,625	19.0%
Household Income >30% to <=50% HAMFI	985	11.5%	65	0.8%	0	0.0%	1,045	12.2%
Household Income >50% to <=80% HAMFI	920	10.7%	170	2.0%	0	0.0%	1,090	12.7%
Household Income >80% to <=100% HAMFI	635	7.4%	255	3.0%	0	0.0%	890	10.4%
Household Income >100% HAMFI	710	8.3%	3,200	37.4%	0	0.0%	3,910	45.7%
Total	**4,490**	**52.5%**	**3,815**	**44.6%**	**255**	**3.0%**	**8,560**	**100.0%**

Owners								
Income by Housing Problems*	**Household has at least 1 of 4 Housing Problems**	**% of Owner HH**	**Household has none of 4 Housing Problems**	**% of Owner HH**	**Cost Burden not available - no other housing problems**	**% of Owner HH**	**Total**	**% of Owner HH**
Household Income <= 30% HAMFI	520	3.4%	85	0.6%	120	0.8%	725	4.8%
Household Income >30% to <=50% HAMFI	830	5.5%	330	2.2%	0	0.0%	1,160	7.7%
Household Income >50% to <=80% HAMFI	640	4.2%	550	3.6%	0	0.0%	1,190	7.9%
Household Income >80% to <=100% HAMFI	845	5.6%	595	3.9%	0	0.0%	1,440	9.5%
Household Income >100% HAMFI	2,020	13.3%	8,600	56.8%	0	0.0%	10,615	70.1%
Total	**4855**	**32.1%**	**10,160**	**67.1%**	**120**	**0.8%**	**15,135**	**100.0%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.
* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Table B-13: Housing Problem Overview						
Severe Housing Problems Overview*	**Owner**	**%**	**Renter**	**%**	**Total**	**%**
Household has at least 1 of 4 Severe Housing Problems	2,510	16.6%	2,935	34.3%	5,445	23.0%
Household has none of 4 Severe Housing Problems	12,500	82.6%	5,375	62.8%	17,875	75.4%
Cost burden not available - no other problems	120	0.8%	255	3.0%	375	1.6%
Total	**15,135**	**100.0%**	**8,560**	**100.0%**	**23,695**	**100.0%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.
* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

3.1 Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional

person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

According to the Census, between 1990 and 2000, the overall rate of overcrowding was unchanged in Encinitas. However, severe overcrowding experienced a slight increase from 2.3 percent to 2.8 percent. As **Table B-14** shows, nearly five percent of the households in Encinitas were overcrowded in 2000, inclusive of the three percent that were severely overcrowded. Overcrowding was more prevalent among renter-households than owner-households, as rental units are typically smaller in size and renter-households typically have lower incomes. The greatest increases were among renter-households from nine percent overcrowding in 1990 to nearly ten percent in 2000 and five percent severe overcrowding to six percent. However, the 2010 census showed that overcrowding had decreased significantly. In 2010, 494 households in Encinitas had overcrowded conditions. Only 2.1 percent of households had more than one occupant per room and only 0.4 percent had more than 1.5 occupants per room. Persons per household have decreased further since 2010, from 2.6 to 2.5 persons per household, suggesting that overcrowding has also been reduced. In 2018, rate of overcrowding in Encinitas increased slightly from 2010; severe overcrowding, with more than 1.5 persons per room, increased by two percent for renter-households. These data show that overcrowding affects renter households at a higher rate than owner households.

Table B-14: Overcrowded Housing Units (1990-2018)

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (>1.0 persons/room)	252	2.0%	710	9.0%	962	4.6%
Severely Overcrowded **(>1.5 persons/room)**	81	0.6%	398	5.0%	479	2.3%
2000						
Total Overcrowded (>1.0 persons/room)	297	2.0%	783	9.6%	1,080	4.7%
Severely Overcrowded **(>1.5 persons/room)**	164	1.1%	483	5.9%	647	2.8%
2010						
Total Overcrowded (>1.0 persons/room)	126	0.8%	368	4.5%	494	2.1%
Severely Overcrowded **(>1.5 persons/room)**	44	0.3%	51	0.6%	95	0.4%
2018						
Total Overcrowded (>1.0 persons/room)	228	1.5%	610	6.9%	838	3.5%
Severely Overcrowded **(>1.5 persons/room)**	61	0.4%	215	2.4%	276	1.2%

Source: Bureau of the Census (1990, 2000, 2010) and 2018 American Community Survey, 5-year Estimates.

3.2 Overpayment (Cost Burden)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table B-15 summarizes 2013-2017 American Community Survey, 5-Year Estimates. Approximately 46 percent of households in the San Diego region were paying over 30 percent of their income toward monthly owner housing costs. In Encinitas, nearly 33 percent of all households were overpaying monthly owner costs. Renters were more likely to overpay than owners; in the region 57.0 percent of renters overpaid, compared to 51 percent in Encinitas.

Table B-15: Overpayment (2013-2017)

	Renters		Owners	
	Paying 30%+	% Paying 30%+	Paying 30%+	% Paying 30%+
Carlsbad	7,113	49.8%	8,824	31.3%
Del Mar	395	40.3%	371	32.2%
Encinitas	**4,161**	**50.8%**	**5,072**	**32.7%**
Oceanside	15,596	61.4%	11,631	33.5%
Solana Beach	1,145	50.5%	1,046	31%
San Diego Region	283,301	56.9%	197,061	45.8%

Note: Households do not equal total presented in other tables because housing costs were not computed for all households.
Source: 2013-2017 American Community Survey, 5-year Estimates.

In the San Diego region, median monthly owner costs were $2,341 and the median gross rent was $1,467. In Encinitas, the total cost of housing was higher. Median monthly costs were $3,016 for housing units with a mortgage, requiring an annual income of $120,640 to avoid overpayment. Median gross rent was $1,837, requiring an annual income of $73,480. (Note that this data reflects those occupying homes between 2013 and 2017 and not current costs and rents.)

The prevalence of overpayment varies significantly by income, tenure, household type, and household size. **Table B-16** provides more overpayment detail by income group for Encinitas. Over 73 percent of the lower income households are paying more than 30 percent of their income and over 52 percent are paying over 50 percent of their income versus 22 percent and 6% respectively for the moderate and above moderate households.

Table B-16: Overpayment by Tenure and Income Level, Encinitas (2016)

Household Income Group	Total Renters	Total Owners	Total
Extremely Low (<=30% MFI)	**1,625**	**725**	**2,350**
Cost Burden >30%	*1,205*	*525*	*1,730*

Table B-16: Overpayment by Tenure and Income Level, Encinitas (2016)			
Household Income Group	**Total Renters**	**Total Owners**	**Total**
%Cost Burden >30%	*74.2%*	*72.4%*	*73.6%*
Cost Burden >50%	1,160	345	1,505
%Cost Burden >50%	71.4%	47.6%	64%
Very Low (>30% to <=50% MFI)	**1,045**	**1,160**	**2,205**
Cost Burden >30%	*980*	*830*	*1,810*
%Cost Burden >30%	*93.8%*	*71.65%*	*82.1%*
Cost Burden >50%	810	610	1,420
%Cost Burden >50%	77.5%	52.6%	64.4%
Low (>50% to <=80% MFI)	**1,090**	**1,190**	**2,280**
Cost Burden >30%	*850*	*645*	*1,495*
%Cost Burden >30%	*78.0%*	*54.2%*	*65.6%*
Cost Burden >50%	270	385	655
%Cost Burden >50%	24.8%	32.4%	28.7%
Moderate & Above Moderate (>80% MFI)	**4,800**	**12,055**	**16,855**
Cost Burden >30%	*1,045*	*2,675*	*3,720*
%Cost Burden >30%	*21.8%*	*22.2%*	*22.1%*
Cost Burden >50%	55	935	990
%Cost Burden >50%	1.1%	7.8%	5.9%
Total	**8,560**	**15,130**	**23,690**
Cost Burden >30%	*4,080*	*4,675*	*8,755*
%Cost Burden >30%	*47.7%*	*30.9%*	*37.0%*
Cost Burden >50%	*2,295*	*2,275*	*4,570*
%Cost Burden >50%	*26.8%*	*15%*	*19.3%*

Note: Totals may not be exact due to rounding. Please note the Census Bureau uses a special rounding scheme for special tabulations such as these. Therefore, totals may not match other census datasets.
Source: CHAS, based on 2012-2016 ACS.

According to the "CHAS" data (Comprehensive Housing Affordability Strategy), which are custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau provided to U.S. Department of Housing and Urban Development (HUD), about 48 percent of renter-occupied households in Encinitas spent more than 30 percent of their household income on housing and 27 percent spend more than 50 percent. By contrast, a lower percentage of owner-households (31 percent) pay more than 30 percent for housing and 15 percent spend more than 50 percent.

Housing costs are indicative of housing accessibility. Typically, if housing demand exceeds housing supply, housing costs will rise. As documented earlier, housing costs in Encinitas tend to be higher than those in the San Diego region as a whole. Even higher income families in Encinitas spend a higher proportion of their earnings on housing costs and have proportionally less disposable income for goods and services. In 1990, the City's median household value was $285,891. At the same time, the household median income was $46,614. As of 2016, the median value of a home in Encinitas was $820,400 and the median income of a household was $100,698. This change corresponds to a 187 percent increase in home values and a 116 percent increase in household income. The median price had increased to $1,255,000 by 2019. Depending on the interest rate and/or down-payment and non- mortgage debt, it is reasonably expected that a household would need to earn between $200,000 and $255,000 in order to purchase a home at the median price.

The Center for Policy Initiatives published a 2014 year-end report, "Making Ends Meet" quantifying the reality that many San Diegans live on incomes above the official poverty measure, but below self-sufficiency. The analysis is based on the Self- Sufficiency Standard rather than the Federal Poverty Threshold because it includes county-specific costs such as housing, transportation, childcare, food and taxes, etc. The study found that the cost of a basic lifestyle without public or private assistance is beyond the reach of 38 percent of all working-age households in San Diego County. While costs vary substantially by place, in general housing costs put a tremendous strain on a household's most basic expenses.

4 Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Encinitas may experience higher incidences of housing cost burden, overcrowding or other housing problems. The special needs groups analyzed include the elderly, people with disabilities, homeless people, single parents, farm workers, large households, and students (**Table B-17**). Many of these groups overlap, for example, single parents may have large households, and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services. **Table B-18** provides a list of services and facilities available to assist households/persons with special needs. Several of these agencies routinely receive funding from the City of Encinitas Community Development Block Grant (CDBG) program.

Table B-17: Special Needs Groups in Encinitas

Special Needs Group	# of People or Households	% of Total Households or Population
Households with Seniors	10,895	45.4%
Senior Headed Households	3,602	15.0%
Seniors Living Alone	2,978	12.4%
Persons with Disabilities	5,342	8.6%
Large Households	1,740[1]	7.2%

Table B-17: Special Needs Groups in Encinitas		
Special Needs Group	**# of People or Households**	**% of Total Households or Population**
Single-Parent	1,529	6.4%
Female Headed Households – No Husband Present	1,619	6.7%
Female Headed Households with children – No Husband Present	955	4.0%
People Living in Poverty	4,290	6.9%
Farmworkers	414	1.3%
Homeless	80[2]	--[3]

Source: Bureau of the Census (2010), Regional Housing Task Force on the Homeless (2019), 2017 and 2018 American Community Survey, 5-year Estimates.
1. 2010 Census Data used
2. 2020 Count includes Del Mar and Solana Beach
3. There is no 2020 population data available.

Table B-18: Services for Special Needs Populations (2019)			
Special Needs Services	**Program**	**Details**	**Location**
Emergency Shelters	Catholic Charities, La Posada de Guadalupe	50 beds for homeless men	Carlsbad
	Community Resource Center Libre!/Carol's House	24 beds for women with children, victims of domestic violence; motel vouchers	Encinitas
	M.I.T.E. North County Detox	6 beds for adults, substance abuse treatment	Oceanside
	Women's Resource Center	Services for women with children, victims of domestic violence	Oceanside
	Interfaith Community Services Haven House	49 beds for homeless men and women	Escondido
	Interfaith Shelter Network	Men, women, and families	North County
	Operation Hope North County	45 beds for families	Vista
	YMCA of San Diego Becky's House	For women, men, and children who are victims of domestic violence	Undisclosed
Permanent Supportive Housing	Community Housing Works – Marisol Apartments	10 affordable housing apartments for consumers or families that have at least one person in the household living with HIV/AIDS.	Undisclosed
	Community Housing Works – Marisol Apartments	11 units for homeless	Undisclosed
	CHW-Old Grove	56 affordable homes, with ten homes targeted for families working in the local agricultural industries, and four apartments designated as permanent supportive homes to disabled individuals.	Undisclosed
	Fraternity House, Inc. – Michelle's House	Housing and care for HIV/AIDS patients	Vista

Table B-18: Services for Special Needs Populations (2019)			
Special Needs Services	**Program**	**Details**	**Location**
	North County Solutions for Change – Solutions Family Center	40 homeless families with children	Vista
Transitional Housing/Shelters	Brother Benno's Foundation Recovery Program	23 bed for men and women alcohol and drug program	Oceanside
	Mental Health Systems – Family Recovery Center	55 beds for single women or women with children, substance abuse treatment	Oceanside
	Serving Seniors Transitional Housing Program	Homeless seniors	San Diego
	Women's Resource Center, Transition House	23 apartments for transitional housing for women and children	Oceanside
	YMCA Oz North Coast	10 Homeless Youth	Oceanside
Services for the Homeless and At-Risk Families	Community Resource Center	Food pantry	Encinitas
	Brother Benno's Foundation	12 step recovery program, food, food, clothing showers, and laundry for in need population	Oceanside
	North Coastal Mental Health	Homeless severely mentally ill	Regional
	North County Lifeline – Hotel Vouchers	General homeless and youth	Oceanside, Vista
	North County Community Services Food Bank	Food distribution	Vista
	Interfaith Community Services (Winter Shelter)	40 beds for homeless	Escondido
	Salvation Army Adult Rehab Center	Drug/alcohol abuse	San Diego
	Second Chance	Drug/alcohol abuse	San Diego
	Stepping Stone	LGBT and general Drug/alcohol abuse	San Diego
	McAllister Institute North Coastal Regional Recovery Center	Substance abuse	Oceanside
	YMCA Transition Aged Youth (TAY) Services	12-25 aged youth, runaways, homeless	Oceanside
Senior/Disabled Services	Access Center, Inc.	Independent living assistance	Regional
	Meals on Wheels	Meals	Regional
	Serving Seniors-Senior Community Centers	Meals, health and wellness	Regional

4.1 Elderly

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- *Housing:* Many seniors live alone and may have difficulty maintaining their homes.
- *Income:* People aged 65 and over are usually retired and living on a limited income.

- *Healthcare:* Seniors are more likely to have high health care costs.
- *Transportation:* Many of the elderly rely on public transportation; especially those with disabilities.

In 1990, there were 5,074 persons in this age category (9.1 percent of citywide total). In 2000, there were 6,064 persons (10.4 percent). **Table B-19** shows that an estimated 11,124 persons were age 65 and over in Encinitas in 2018. This accounted for about 18 percent of the City's total residents, higher than the percentage share in the region as a whole. From 2010 to 2018 the population aged 65 years and over increased by 8,393 persons, or 30.5 percent. While many in this cohort have the financial resources they need, many do not. For those who have only small pensions, social security and a few assets, the limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many single elderly persons need some form of housing assistance. In 2018, 9.3 percent of the San Diego region's residents aged 65 and over were living in poverty. At the same time, approximately 6.6 percent of the City's elderly population was living in poverty.

Table B-19: Persons Age 65 and Over (2018)

Jurisdiction	Age 65+	Percent Age 65+
Carlsbad	19,151	16.8%
Del Mar	1,157	26.7%
Encinitas	**11,124**	**17.7%**
Oceanside	27,214	15.5%
Solana Beach	3,115	23.3%
San Diego Region	439,595	13.3%

Source: 2014-2018 American Community Survey, 5-year Estimates.

Table B-20: Elderly Households by Tenure and Income Level Encinitas (2014)

Household by Type, Income and Housing Problem	Renters		Owners		
	Elderly Renters	Total Renters	Elderly Owners	Total Owners	Total Households
Household Income <=30% AMI	**200**	**1440**	**405**	**1025**	**2,465**
% with any housing problems	82.5%	64.6%	67.9%	65.9%	65.1%
% Cost Burden >30%	82.5%	64.6%	66.7%	64.9%	64.5%
% Cost Burden >50%	82.5%	63.2%	51.9%	49.8%	57.4%
Household Income >30 to <=50% AMI	**165**	**945**	**375**	**890**	**1,835**
% with any housing problems	81.8%	93.1%	44.0%	69.7%	81.7%

Table B-20: Elderly Households by Tenure and Income Level Encinitas (2014)					
Household by Type, Income and Housing Problem	Renters		Owners		
	Elderly Renters	Total Renters	Elderly Owners	Total Owners	Total Households
% Cost Burden >30%	78.8%	93.1%	44.0%	69.1%	81.7%
% Cost Burden >50%	69.7%	70.9%	28.0%	49.4%	60.8%
Household Income >50 to <=80% AMI	**245**	**1265**	**625**	**1195**	**2,460**
% with any housing problems	91.8%	86.6%	44.8%	70.3%	78.6%
% Cost Burden >30%	85.7%	85.0%	44.8%	70.3%	77.8%
% Cost Burden >50%	65.3%	43.5%	24.8%	49.0%	46.1%
Household Income >80% AMI	**410**	**4370**	**2,665**	**12075**	**16,445**
% with any housing problems	36.6%	24.8%	24.6%	29.6%	28.3%
% Cost Burden >30%	30.5%	20.3%	24.4%	28.3%	26.2%
% Cost Burden >50%	12.2%	1.4%	7.7%	10.6%	8.2%
Total Households	**1,020**	**8,025**	**4,070**	**15,180**	**23,210**
% with any housing problems	66.2%	49.8%	33.8%	37.6%	41.8%
% Cost Burden >30	61.8%	47.0%	33.5%	36.5%	40.1%
% Cost Burden >50	48.0%	27.3%	16.6%	18.6%	21.6%

Notes:
Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.
Elderly households: 1 or 2 person household, either person 62 years old or older. Source: CHAS, based on 2010-2014 ACS.

Table B-20 shows elderly households in Encinitas broken down by tenure and income level. A higher proportion of elderly renter-occupied households had housing problems (66 percent) than all renter-occupied households (50 percent). Housing problems are defined as overpayment (cost burden) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Additionally, 62 percent of elderly renter-occupied households were paying more than 30 percent of their income for housing compared with 47 percent of all renter households. Elderly owner-occupied households, on the other hand, tend to be better off than all owner-occupied households as a group. Just over one-third (34 percent) had any housing problem compared with 38 percent of all owner-occupied households. Likewise, just over one-third (34 percent) were paying more than 30 percent of their income towards housing versus 37 percent of all owner-occupied households.

4.2 Persons with Disabilities

Physical and developmental disabilities my influence the ability to access traditionally designed housing units and may limit a person's ability to earn income. Physical and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Additionally, some residents may have disabilities that require living in a supportive or institutional setting.

The 2017 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The US Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disability types within the population. The ACS defines a disability as a person reporting one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Self-Care Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions? Does this person have serious difficulty walking or climbing stairs? Does this person have difficulty dressing or bathing?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

According to the 2018 American Community Survey, approximately 8.6 percent of Encinitas residents had a disability. The majority of persons with at least one disability were aged 65 or over (69.6 percent); disabilities are less prevalent in persons under the age of 18 (6.1 percent). Among the difficulties tallied, ambulatory difficulties were the most prevalent, 25.3 percent of all reported disabilities, followed by independent living difficulties (19 percent), and then hearing and cognitive difficulties (18.8 percent) (**Table B-21**). Ambulatory difficulties (25.2 percent) and hearing and independent living difficulties (19.7 percent each) were most prevalent among residents 65 years and over.

Table B-21: Disabilities Tallied by Age and Type (2018)				
Disability Type	**Under 18**	**Age 18 to 64**	**Age 65+**	**Total**
With a hearing difficulty	43	342	1,390	**1,775**
With a vision difficulty	77	164	512	**753**
With a cognitive difficulty	311	718	950	**1,979**
With an ambulatory difficulty	87	530	2,030	**2,647**
With a self-care difficulty	122	216	1,004	**1,342**
With an independent living difficulty	--	571	1,410	**1,981**
Total	**640**	**2541**	**7,296**	**10,477**

Notes: Persons may have multiple disabilities.
Source: 2018 American Community Survey, 5-year Estimates.

Four factors—affordability, design, location, and discrimination—significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled. (Please see the section on Constraints for an expanded discussion.)

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The 2018 American Community Survey reported that 8.6 percent of persons with disabilities in Encinitas were living below the poverty level. It also estimated that 262 households with one or more persons with a disability received food stamps in the previous 12 months.

The Housing Element is also required to discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18 (Note: State of California has a manifestation age of 18 years of age, Federal is 22 years);

- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 893 persons in the City of Encinitas with developmental disabilities based on the 2010 Census population. The San Diego Regional Center, which provides services for persons with developmental disabilities, publishes client statistics for its area offices. The City of Encinitas is served by the North County office in Carlsbad. As of January 2019, the North County office served 6,528 persons. The Encinitas population represents about seven percent of the North County population. Therefore, it can be generally estimated that about 457 clients served by the North County area office of the Regional Center are Encinitas residents.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

4.3 Large Households

Large households are identified as a group with special housing needs because of the limited availability of adequately sized, affordable housing units. Large households often have lower incomes and frequently live in overcrowded smaller dwelling units, which can result in accelerated unit deterioration. **Table B-22** compares the number of large households in Encinitas to that in the county as a whole. In 2017, 5.5 percent of households in Encinitas consisted of five or more persons, compared to almost 12 percent region-wide.

Table B-22: Large Households Encinitas and San Diego Region (2017)

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Encinitas	**872**	**331**	**144**	**1,347**
Percent of Total	**2.3%**	**1.3%**	**.05%**	**5.5%**
San Diego County	76,694	31,731	21,202	129,627
Percent of Total	6.8%	2.8%	1.9%	11.6%

Source: 2013-2017 American Community Survey 5 -year Estimates.

As shown in **Table B-23**, a greater percentage of larger households had housing problems (55 percent) than all households (42 percent) in 2014. Housing problems can be defined as cost burden (overpayment) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The majority of renter-occupied large households (78 percent) had one or more housing problems, while just over half of the larger owner-occupied households (51 percent) had one or more housing problem.

Table B-23: Large Households by Tenure and Income Level, Encinitas (2014)

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
Household Income <=30% AMI	**0**	**1,440**	**25**	**1,025**	**2,465**
% with any housing problems	--	64.6%	100.0%	65.9%	65.1%
% Cost Burden >30%	--	64.6%	80.0%	64.9%	64.5%
% Cost Burden >50%	--	63.2%	80.0%	49.8%	57.4%
Household Income >30 to <=50% AMI	**60**	**945**	**0**	**890**	**1,835**
% with any housing problems	100.0%	93.1%	--	69.7%	81.7%
% Cost Burden >30%	100.0%	93.1%	--	69.1%	81.7%
% Cost Burden >50%	58.3%	70.9%	--	49.4%	60.8%
Household Income >50 to 80% AMI	15	1,265	155	1,195	2,460
% with any housing problems	100.0%	86.6%	80.6%	70.3%	78.6%
% Cost Burden >30%	100.0%	85.0%	80.0%	70.3%	77.8%
% Cost Burden >50%	0.0%	43.5%	77.4%	49.0%	46.1%
Household Income >80% AMI	105	4,370	855	12,075	16,445
% with any housing problems	61.9%	24.8%	44.4%	29.6%	28.3%
% Cost Burden >30%	47.6%	20.3%	41.5%	28.3%	26.2%
% Cost Burden >50%	0.0%	1.4%	10.5%	10.6%	8.2%
Total Households	**180**	**8,025**	**1,035**	**15,180**	**23,210**

Note: Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Source: CHAS, based on 2010-2014 ACS.

4.4 Single-Parent Households

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for daycare, and related facilities. **Table B-**

24 shows that in 2017, Encinitas had 2,560 single-parent households. Of these, the majority (70 percent) were female-headed households. There is no current data on housing problems experienced by single-parent households

Table B-24: Single-Parent Households Encinitas and San Diego Region (2017)					
Jurisdiction	**Single-Parent HHs**	**Percent Total HHs**	**Female-Headed HHs with Children**	**Percent Female Headed HHs**	**Total HHs**
Encinitas	**2,560**	**10.5%**	**1,560**	**6.4%**	**24,284**
San Diego Region	190,580	17.1%	133,696	12%	1,111,739
HHs = Households Source: 2013-2017 American Community Survey 5 -year Estimates.					

4.5 Residents Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In 2000, seven percent of the City's total residents (4,220 persons) were living in poverty. Approximately 14 percent of female-headed families with children, however, had incomes below the poverty level. The 2013-2017 ACS reports also show that 7.6 percent of the city population and 10.8 percent of the female-headed families living below the poverty line. Based on the 2013-2017 ACS, 10,225 persons were at 200 percent of the poverty level.

4.6 Homelessness

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
    - A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
    - An institution that provides a temporary residence for individuals intended to be institutionalized; or
    - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless

when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2011, 2015, 2017, and 2018 counts were conducted in January of each respective calendar year and the results are shown in **Table B-25**. Counts for 2019 were conducted in January 2019 and showed that the total homeless counted for the San Diego Region decreased to 8,102 people from the previously observed 8,576 (2018) and 9,116 (2017). The 2019 We All Count Survey conducted by the RTFH grouped Encinitas, the San Dieguito area, Solana Beach, and Del Mar into one sub-region. There were 79 unsheltered and 41 sheltered homeless individuals observed within this sub region in 2019, showing that homelessness levels in that area have decreased slightly since the 2015 counts (126 total in 2015, 123 total in 2017, 125 total in 2018, 120 total in 2019).

There is no data presently available documenting the increased level of demand for shelter in Encinitas during particular times of year. Due to the mild climate, the only time of year when increased demand may be a factor is during the winter months (November to March), when homeless persons may be attracted to the City's mild climate. The homeless count always takes place in the last week of January, a period when demand for shelter typically is at the highest. Since the year-round need described in this section is based on that annual count, the need for emergency shelter either year-round or seasonally is not likely to be greater than that found during the 2019 homeless count.

Table B-25: Homelessness in North County Coastal Cities and San Diego County (2011 – 2019)

Jurisdiction	2011 Total	2015 Total	2017 Total	2018 Total	2019 Total
Carlsbad	83	88	160	210	161
Del Mar	11	0	3	3	**120**
Solana Beach	7	3	3	0	
Encinitas	**184**	**123**	**117**	**125**	
Oceanside	452	420	531	483	395
San Diego Region	9,020	8,529	9,116	8,576	8,102

Source: Regional Housing Task Force on the Homeless (2011, 2015, 2017, 2018, 2019)

4.7 Agricultural Workers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department (2017), the average farm worker earned between $25,000 and $31,000 annually. This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

Farmworkers' needs also are difficult to quantify due to the fear of job loss and the fear of authority. Thus, migrant farm workers, in particular, are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

Table B-26 shows that approximately 346 Encinitas residents were employed in agriculture, accounting for less than three percent of the region's agricultural workforce and less than two percent of the City's employment base.

Table B-26: Agricultural Workers (2013-2017)

Jurisdiction	Agricultural and Mining Workers	Percent of Total Employment	Percent of Regional Ag. Employment
Carlsbad	422	0.7%	3.2%
Del Mar	0	0%	0%
Encinitas	**346**	**1.1%**	**2.6%**
Oceanside	1,089	1.3%	8.2%
Solana Beach	109	1.5%	.8%
San Diego Region	13,140	0.8%	100%

Source: Fact Finder: 2013-2017 American Community Survey

Farm employment in Encinitas is almost exclusively related to horticultural operations, and in particular, the flower growing industry. In general, the employees in the City's horticultural industry are reported to be skilled to highly skilled, long-term workers with established roots in the community. The City's flower-growing operations report that they employ a stable, year-round labor force.

For low-income agricultural workers who desire to live in Encinitas, their need for affordable housing would be similar to that of other lower income persons, and affordable housing in the City would serve farmworkers as well as others employed in low-wage jobs. The City's zoning provisions for employee housing and emergency shelters may also assist farmworkers.

4.8 Migrant Day Laborers

In Encinitas and other North County locales, numerous Hispanic immigrants seek work as day laborers. Because of the City's proximity to the Mexican border and its location along a major transportation route, Encinitas provides a convenient temporary place to seek work before moving on to industrial or agricultural jobs further north. The availability of jobs, including temporary day jobs, and the number of open spaces which can be utilized as transient campsites, make Encinitas attractive to these workers.

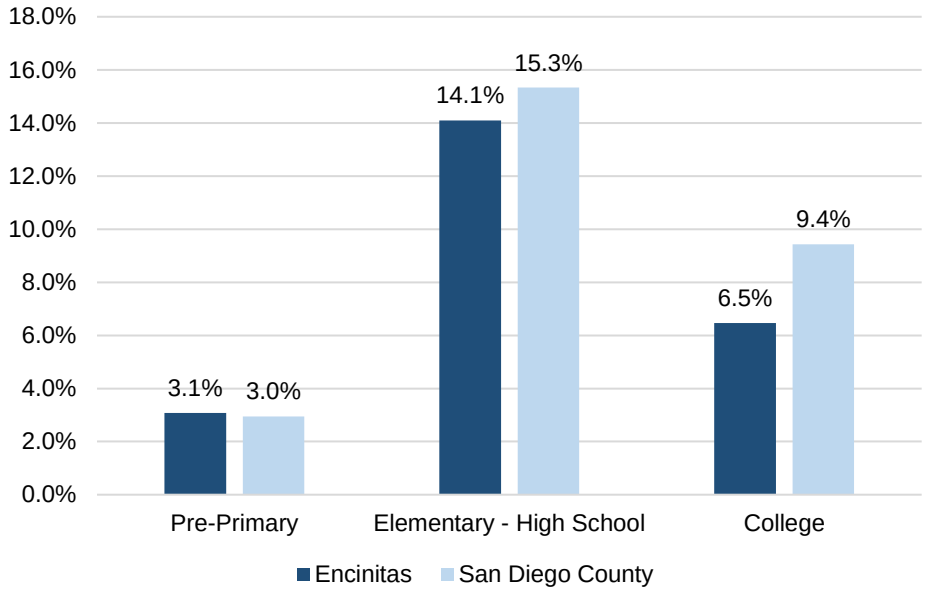
A particular problem in providing funds to farmworkers and day laborers is that U.S. Department of Housing and Urban and Development (HUD) funds cannot be used to assist persons who are not legally in the United States. While state law does not allow landlords to question renters regarding legal residency, federal programs, including Section 8 vouchers, require legal residency.

4.9 Students

The need for student housing is another significant factor affecting housing demand. Although students may produce only a temporary housing need (but the need is ongoing as long as the educational institution is in session), the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students are low income and are, therefore, affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

Figure B-3 shows that in 2017, approximately six percent of Encinitas residents were enrolled in college, a lower percentage than the region as a whole. Although Mira Costa Community College is located in Encinitas, no housing is designated for students on campus. Community colleges typically do not provide housing because they are colleges that serve the educational needs of students already residing in the local community.

Figure B-3: Percent of Residents Enrolled in School (2017)



Source: 2013-2017 American Community Survey

Based on the 2013-2017 American Community Survey, 5 Year Estimates, the percent of residents enrolled in college dropped from 7.5 percent in 2000 to 6.5 percent in 2017. The percent of elementary and high school students also dropped slightly during this same time period, moving from 16.8 percent in 2000 to about 14 percent.

Since 2010 the population of those under 18 has stabilized, perhaps due to the excellent local schools. In 2010, there were 12,120 persons in the City that were of school age (i.e. under the age of 18 years). This represented about 20.3 percent of the total City population. The 2017 estimated school-age population is 20.5 percent of the total population.

5 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Encinitas to identify how well the current housing stock meets the needs of current and future residents of the City.

5.1 Housing Growth

Table B-27 shows that between 2000 and 2010, Encinitas' housing stock increased by four and a half percent. In comparison, the adjacent City of Carlsbad had the greatest amount of growth with a 29.6 percent increase in units from 2010 to 2017, Encinitas housing stock increased by almost six percent, an overall increase of 10.4 percent between 2000 and 2017.

Table B-27: Housing Unit Growth (2000, 2010 and 2018)				
Jurisdiction	**2000**	**2010**	**2018**	**Percent Change 2000-2018**
Carlsbad	33,812	43,844	47,117	39.3%
Del Mar	2,557	2,542	2,695	5.4%
Encinitas	**23,829**	**24,877**	**26,142**	**9.7%**
Oceanside	59,583	64,758	66,475	11.6%
Solana Beach	6,456	6,521	6,631	2.7%
San Diego Region	1,040,149	1,149,426	1,204,884	15.8%
Source: Bureau of the Census (2000 and 2010), 2018 American Community Survey, 5-Year Estimates.				

5.2 Projected Housing Units

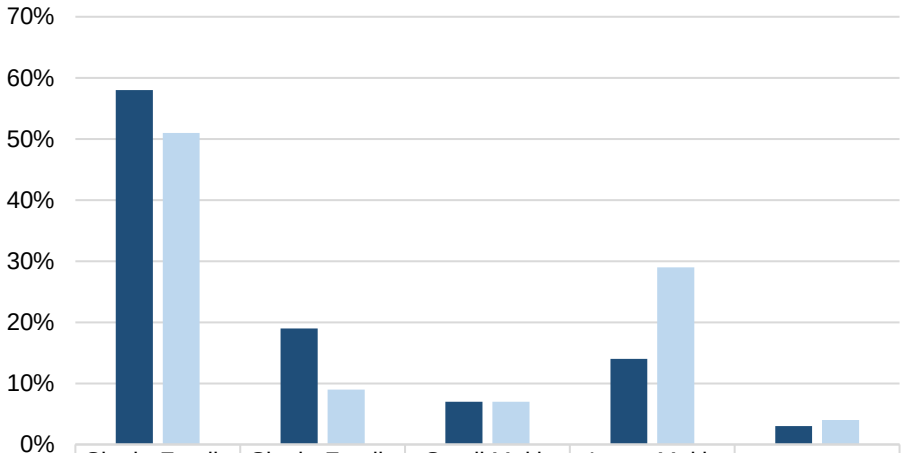
Table B-28 shows that, between 2010 and 2050, Encinitas is projected to experience an increase of 8.6 percent in housing stock and approximately 29 percent more units will be added in the region. All of the North County coastal cities are projected to have slower rates of housing growth compared to the region between 2010 and 2050.

Table B-28: Housing Unit Growth (Forecasted to 2050)			
Jurisdiction	**2010**	**2050**	**Percent Change 2010-2050**
Carlsbad	44,422	50,212	13%
Del Mar	2,606	2,667	2.3%
Encinitas	**25,481**	**27,667**	**8.6%**
Oceanside	65,014	71,248	9.6%
Solana Beach	6,521	7,118	9.2%
San Diego Region	1,158,076	1,494,804	28.8%
Source: Bureau of the Census (2010) and SANDAG Series 13 Subregional Growth Projections.			

5.3 Housing Type

Figure B-4 shows that in 2017, the largest percentage (58 percent) of housing units in Encinitas was single-family detached units. Approximately 19 percent were single- family attached units, seven percent were small multi-family developments with two to four units, 14 percent were large multi-family developments with five or more units, and three percent were mobile homes/trailers.

Figure B-4: Type of Housing Unit (2019)



	Single-Family Detached	Single-Family Attached	Small Multi-family	Large Multi-Family	Mobile homes
Encinitas	58%	19%	7%	14%	3%
San Diego County	51%	9%	7%	29%	4%

Source: California Department of Finance (E-5 Table, 2019)

Table B-29 shows that the percentage of both single- and multi-family housing units in Encinitas is projected to fluctuate slightly, while the percentage of mobile homes slightly decreases. This figure may be misleading because SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction. Also, as noted previously, SANDAG prepared a 2013 update (Series 13) to its regional forecasting model. The numbers presented in this section rely on data available through the Series 13 forecast and Department of Finance estimates for 2010.

Table B-29: Projected Housing Unit by Type (2010-2030)

Housing Type	% of 2010 Total	% of 2020 Total	% of 2030 Total
Single-Family	74.6%	74.6%	73.6%
Multi-Family	22.4%	22.4%	23.5%
Mobile Homes	3.0%	3.0%	2.9%
Total Housing	100%	100%	100%

Note: The number of 2010 housing units estimated by the Department of Finance deviates from the 2010 Census slightly. However, the 2010 Census does not contain information on housing type.
Source: California Department of Finance (2010) and SANDAG Region wide Forecast (2030).

5.4 Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2017, 59 percent of the housing units in Encinitas were owner-occupied, while 33 percent were renter occupied. This represents a slight decrease in the homeownership rate from 2000. **Table B-30** displays housing unit tenure over the past decade using 2010, 2013 and 2017 ACS data.

Encinitas has experienced a consistent vacancy rate of about seven percent since 2010. The data in **Table B-30** shows consistent owner and renter tenure from 2010 to 2017 with rate of renters increasing slightly over the decade and owners decreasing slightly.

Table B-30: Housing Unit Tenure (2000-2017)						
Tenure	**2010**		**2013**		**2017**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Owner-Occupied	14,963	59.7%	14,948	60.1%	15,494	58.9%
Renter - Occupied	8,178	32.6%	8,133	32.7%	8,790	33.4%
Vacant	1,939	7.7%	1,805	7.3%	2,037	7.7%
Total	**25,080**	**100.0%**	**24,886**	**100.0%**	**26,321**	**100.0%**
Source: 2010, 2013, 2017 American Community Survey, 5-year Estimates.						

Table B-31 displays tenure data by household size. The table shows owner-occupied units had a slightly higher average household size compared to renters. Approximately 69 percent of rental units were occupied by one- and two-person households compared to 58 percent of owner households. The average person per household in Encinitas was estimated to be 2.52 in 2017, according to the State Department of Finance.

Table B-31: Tenure by Household Size (2017)		
Tenure	**% of Total Owner-Occupied Units**	**% of Total Renter-Occupied Units**
1-Person	20.2%	36.2%
2-Person	38.2%	34.2%
3-Person	18.6%	13.7%
4 or more Person	23%	16%
Total	100.0%	100.0%
Source: 2013-2017 American Community Survey, 5-year Estimates.		

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent, but may also indicate the presence of a substantial second home market. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

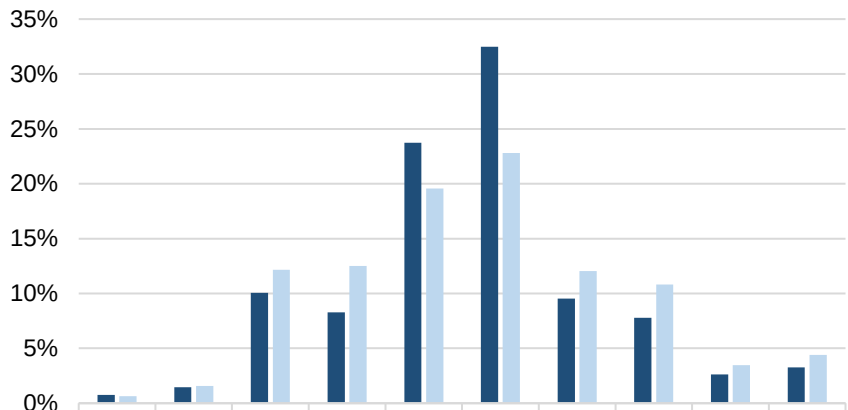
According to the 2013-2017 ACS 5 year estimates, the overall vacancy rate in Encinitas was 7.7 percent (**Table B-32**). However, almost 58 percent of vacant units (almost 1,200 units) were seasonally occupied vacation homes. Vacant rental units represented about 1.5 percent of all units in the City (or 19.5 percent of all vacant units) and vacant ownership units represented about 0.3 percent of all units (or 3.5 percent of all vacant units). Overall, the vacancy rates reflected a relatively healthy housing market.

Table B-32: Vacancy Rates in Encinitas (2017)				
	Number	**Percent of Total**	**Percent of Vacant**	**Number**
Total Housing Units	26,321	100.0%	--	26,321
Total Occupied Units	24,284	92.3%	--	24,284
Total Vacant Units	2,037	7.7%	100%	2,037
Vacant (Available)				
For Rent	398	1.5%	19.5%	398
For Sale	72	.3%	3.5%	72
Vacant (Unavailable)				
Rented or Sold	81	.3%	4%	81
Seasonal	1,178	4.5%	57.8%	1,178
Other	307	1.1%	15.1%	307
Source: 2013-2017 American Community Survey, 5-Year Estimates.				

5.5 Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. In Encinitas, approximately 57 percent of the housing stock may potentially require some improvements based on the age of the structures, as shown in **Figure B-5**. Approximately 25 percent of the housing stock is approaching 50 years of age or older and are more likely to require major rehabilitation. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. Overall, however, given the moderate to higher incomes of residents, deferred maintenance is not a prevalent issue in the City. Property owners typically take pride in maintaining their homes, and most have the financial means to do so.

Figure B-5: Year Housing Built



	2014 or later	2010 - 2013	2000 - 2009	1990 - 1999	1980 - 1989	1970 - 1979	1960 - 1969	1950 - 1959	1940 - 1949	1939 or earlier
Encinitas	1%	1%	10%	8%	24%	32%	10%	8%	3%	3%
San Diego County	1%	2%	12%	13%	20%	23%	12%	11%	3%	4%

Source: 2013-2017 American Community Survey, 5-Year Estimates.

5.5.1 Lacking Plumbing and Kitchen Facilities

A city can estimate the number of substandard housing units within its jurisdiction using a number of sources of information, such as data collected by the Census Bureau. The 2013-2017 ACS reports 123 units in Encinitas were lacking complete plumbing facilities and 555 units lacking complete kitchens.

5.5.2 Value of Housing

The value of housing is another potential indicator of housing stock condition. Data through November 30, 2019 from the Zillow Home Value Index shows the median home value in Encinitas to be $1,102,899, a 35% increase from November 2015 when the median home value was an estimated $816,000. Those units below $50,000 in value can be assumed to have significant deterioration. According to Census 2000 data, 28 units, or 0.2 percent of the housing stock, were valued at less than $50,000. It is unlikely that any homes are valued at less than $50,000 today.

5.5.3 Pre-1940 Housing

The U.S. Department of Housing and Urban Development (HUD) may consider units substandard if they were built before 1940. **Figure B-5** shows that 862 units in Encinitas were built before 1940, approximately three percent of the total housing in the City. Region wide, three percent of units were built before 1940 (see **Figure B-5**).

5.5.4 Substandard Housing

The City has a minimal number of units in need of repair or rehabilitation, especially given the high percentage of units that have been recently constructed. Based upon a combination of previous “windshield surveys”, observations and experiences of the code enforcement and planning staff, and indicators from other surveys, the City has estimated that approximately 50-

100 units would fall into this category, although most, if not all, meet minimum housing and building code requirements.

5.6 Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. In Encinitas, housing costs tend to be higher than in the San Diego region. The high cost of housing can be attributed to factors such as higher land costs, good schools, and coastal location. This section summarizes the cost and affordability of the housing stock to Encinitas residents.

5.6.1 Homeownership Market

A 2020 California Association of Realtors (CAR) report indicated that homes on the market in San Diego County had an average cost of $670,000 in February 2020, a seven percent increase year over year change. According to the *CAR First Time Buyer Housing Affordability Index*, from 2018 to 2019 the median value of a home in San Diego County was $556,750 with monthly payments (including taxes and insurance) of $2,880, requiring an average qualifying income of $86,400. However, these costs were significantly higher in Encinitas than the County average.

According to March 2020 data from Zillow, the median cost of a home in Encinitas was $1,186,020. The median price of a home in Encinitas increased ten percent from 2018 to 2020 ($1,080,000 to $1,190,000). However, the report also found that the median price of a home is expected to decrease by one percent through 2020. The data also states the median list price per square foot in Encinitas was $572, which is higher than the San Diego-Carlsbad Metro average of $390. In Encinitas, a 4-person household, earning $111,250 is regarded as moderate income, according to the HCD Income and Affordable Housing Cost Schedule (2020); the affordable purchase price for this household is a maximum of $683,900. The median cost for a home in Encinitas is above the maximum affordable purchase price for a family of four in the moderate-income range with a 10 percent down payment and would result in a cost burden on the household. Assuming no overcrowding, the family would need a 3 to 4-bedroom home, and according to a June 2020 search for current single-family homes for sale, there are none in the family's affordable price range.

5.7 Rental Market

Zumper is a real estate platform that assists renters with all facets of the rental process. They process a National Rent Report that analyzes rental data from over 1 million active listing across the United States.

Table B-33: Encinitas Average Monthly Rent (2019)

	Unit Type	February 2019	February 2020	Percent Change
Encinitas	Studio	$1,575	$1,735	10%
	1 BR	$1,880	$1,995	6%
	2 BR	$2,598	$2,600	0%
	3+ BR	$4,100	$4,225	3%

Source: Zumper, 2020

The table shows that in February of 2019 average monthly rents in Encinitas ranged from $1,575 for a one-bedroom apartment to $4,100 for a three-bedroom apartment. In February 2020, rents rose 10% for rental studio units to $1,735, 6% for one-bedroom rental units to $1,995, stayed approximately flat for two-bedroom rental units at $2,600, and rose 3% for three-bedroom rental units to $4,225. In Encinitas, a 3-person household, earning $100,150 is regarded as moderate income, according to the HCD Income and Affordable Housing Cost Schedule (2020); affordable monthly rent for this household is a maximum of $3,120. Assuming no overcrowding, the family would need a 2 to 3-bedroom rental, and according to Table B-33, this family could afford a two-bedroom unit, however, could not afford a 3-bedroom unit in Encinitas. A household of same size in the extremely low to low income categories could not afford to rent in Encinitas without overcrowding or a cost burden.

5.8 Affordability by Income Level

Lower overall wages associated with the expanding service sectors of the economy portend an increasing affordability problem. Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County, calculated as required by Health & Safety Code Sections 50052.5 and 50053, are shown in **Table B-34**.

Table B-34 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices and market rental rates to determine what types of housing opportunities a household can afford.

Extremely Low-income Households

Extremely low-income households earn less than 30 percent of the County AMI – up to $24,300 for a one-person household and up to $37,450 for a five-person household in 2020 and can afford rents of $608 to $936 per month and homes priced at $120,000 to $185,000, depending on household size. Extremely low-income households cannot afford market-rate rental or ownership housing in Encinitas.

Very Low-income Households

Very low-income households earn between 31 percent and 50 percent of the County AMI – up to $40,450 for a one-person household and up to $62,400 for a five-person household in 2020. A very low-income household can generally afford homes priced between $199,500 and $307,900, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately $1,011 to $1,560 in monthly rent, depending on household size.

Given the high cost of housing in Encinitas, persons or households of very low income could not afford to rent or purchase a home in the City.

Low-income Households

Low-income households earn between 51 percent and 80 percent of the County's AMI - up to $64,700 for a one-person household and up to $99,800 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from $319,300 to $492,400. Based on the asking prices of homes for sale in 2020 (Section 5.6.1), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to $1,618 in rent per month and a five-person low-income household could afford to pay as much as $2,495.

Moderate income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to $149,760, depending on household size in 2020. The maximum affordable home price for a moderate-income household is $479,000 for a one-person household and $738,900 for a five-person family. Moderate income households in Encinitas may be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between $2,427 and $3,744 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table B-34: Affordable Housing Costs (2020) San Diego County

Annual Income		Affordable Monthly Housing Cost		Utilities Allowances, Taxes and Insurance*			Affordable Purchase Price
		Rent	Sale	Rent	Sale	Taxes/ Insurance	
Extremely Low-income (30% of AMI)							
1-Person	$24,300	$608	$608	$119	$180	$91	$120,000
2-Person	$27,750	$694	$694	$152	$220	$104	$137,000
3-Person	$31,200	$780	$780	$222	$261	$117	$153,900
4-Person	$34,650	$866	$866	$237	$323	$130	$170,900
5-Person	$37,450	$936	$936	$271	$364	$140	$184,700
Very Low-income (50% of AMI)							
1-Person	$40,450	$1,011	$1,011	$119	$180	$152	$199,500
2-Person	$46,200	$1,155	$1,155	$152	$220	$173	$228,000
3-Person	$52,000	$1,300	$1,300	$222	$261	$195	$256,600
4-Person	$57,750	$1,444	$1,444	$237	$323	$217	$285,000
5-Person	$62,400	$1,560	$1,560	$271	$364	$234	$307,900
Low-income (80% of AMI)							
1-Person	$64,700	$1,618	$1,618	$119	$180	$243	$319,300
2-Person	$73,950	$1,849	$1,849	$152	$220	$277	$364,900
3-Person	$83,200	$2,080	$2,080	$222	$261	$312	$410,500
4-Person	$92,400	$2,310	$2,310	$237	$323	$347	$455,900
5-Person	$99,800	$2,495	$2,495	$271	$364	$374	$492,400
Moderate-income (120% of AMI)							
1-Person	$77,900	$1,948	$1,948	$119	$180	$292	$479,000

2-Person	$89,000	$2,225	$2,225	$152	$220	$334	$547,100
3-Person	$100,150	$2,504	$2,504	$222	$261	$376	$615,800
4-Person	$111,250	$2,781	$2,781	$237	$323	$417	$683,900
5-Person	$120,150	$3,004	$3,004	$271	$364	$451	$738,900

Source: California Department of Housing and Community Development, 2020 Income limits; and Kimley-Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.
*Utilities Allowances and Taxes and Insurance costs are included in Affordable Monthly Housing Costs.

6 Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Consistent with State law, this section identifies publicly assisted housing units in Encinitas, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

6.1 Publicly Assisted Housing

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. Local affordable housing funds have been used to assist in providing affordable housing. **Table B-35** lists those projects in Encinitas that are required to be evaluated in the Housing Element. No projects are at risk of conversion to market-rate housing within the next ten years. The Element, therefore, does not contain a detailed analysis of “at risk” units.

Table B-35: Inventory of Assisted Rental Housing Projects (2018)

Development Name	Address	Funding Source	Exp. Date	Type	Units
Esperanza Garden Apartments	920 Regal Rd	CDBG, Tax Credit	Dec, 2049	Family	10
Su Casa Apartments	620 Melba Rd	HUD 236	June, 2046	Family	28
Manchester Apartments	2074 Manchester Ave	CDBG	April, 2053	General	4
Cantebria Senior Homes	645 Via Cantebria	HUD 202, HOME	June, 2060	Senior	44
Pacifico Encinitas Apartments	1100 Garden View Rd.	HOME	Feb, 2058	General	22
Pacific Pines Condominiums	S. El Camino Real	CDBG/ HOME	Perpetuity	General	16
2nd Street Apartments	858 2nd St.	HOME	Jan, 2056	General	4
Boathouse Apartments	726-32 Third Street	City Funds	Perpetuity	General	4
Iris Apartments	639-643 Vulcan Ave	City funds, HOME, Tax-Credit	Perpetuity	General	20
Total					**152**

Source: City of Encinitas Planning Department (2019)

6.2 Resources for Preserving Affordable Units

Available public and non-profit organizations with funds available to preserve assisted housing developments include San Diego County, the City of Encinitas, and various non-profit developers, including Mercy Housing, North County Housing, Community Housing Works, and Habitat for Humanity. Financial resources available include bond financing, as well as CDBG and HOME funds, Section 8 rental assistance, and Affordable Housing Trust funds. However, no units are at risk until 2049.

6.3 Tenant Based Rental Assistance

The Housing Authority of the City of Encinitas has 136 Section 8 Housing Choice Vouchers allocated, although HUD funding only allows for approximately 96 to be leased given the local market conditions. Of the 96 vouchers, 84 support families at extremely low-income level, 10 very low- income and 2 low-income. Vouchers are utilized throughout the City in mostly market-rate rentals; however, 14 of the recipients reside in the City owned affordable units. Vouchers are closely split among disabled households, elderly households, and family households as seen in **Table B-36**.

As of August 2020, there are 1,030 households on the waiting list. Of these, 68 percent are extremely low income and 25 percent are low income. Thirty-four percent are seniors, 30 percent are families with children, and 42 percent are families with disabilities. Over 60 percent of applicants are White, 12 percent are Black/African American, and two percent are Asian, and one percent are American Indian/Alaska Native, and less than one percent are Native Hawaiian/ Pacific Islander. Seventy percent identified as Non-Hispanic and 13 percent as Hispanic ethnicity. Over half of the waiting list applicants identified needing a one-bedroom apartment and around half identified as currently living in or working in Encinitas. Historically, an average of 6 households are admitted into the Section 8 voucher program each year.

Table B-36: Rental Assistance in Encinitas (2020)

Household Type	Households Currently Receiving Section 8 Vouchers	Household on Waiting List for Section 8 Assistance
Family	24	25%
Elderly	45	47%
Disabled	27	28%
Other (Single Households)	--	0%
Total	**96**	**100%**

Source: City of Encinitas, 2020

Other assistance programs include the HOME Investment Partnership Program. The County of San Diego administers the HOME Investment Partnership Program (HOME) within the County of San Diego Consortium, which includes cities with a population of less than 50,000, as well as the cities of Encinitas, Santee and Vista. City of Encinitas residents may receive assistance through the County of San Diego's HOME programs. This includes Tenant-Based Rental Assistance TBRA programs (Emancipated Foster Youth TBRA and Family Reunification TBRA). The TBRA programs are developed to provide rental assistance to former foster youth between the ages of 18 and 24 and those that are attempting to reunify with their children while in substance abuse recovery.

6.4 Affirmatively Furthering Fair Housing (AFFH) Analysis

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sec, marital status, ancestry, national origin, color, familiar status, or disability.

The San Diego Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2015-2020 was approved by the City of Encinitas City Council on May 13, 2015 as one of the thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The Draft Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025 is currently available for public review and is scheduled to be approved by the City of Encinitas in June 2020. The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community-based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing.

The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Encinitas' 6th Cycle Housing Element references analysis from the FY 2020-2025 AI in order to identify potential impediments to housing that are specific to Encinitas. The City also recently completed its FY 2020-25 Consolidated Plan as an entitlement city for Community Development Block Grant (CDBG) funding, which identifies housing problems within the community, specifically among low and very-low income households. Fair housing is identified as a priority within the Consolidated Plan.

6.4.1 Needs Assessment

The AI contains a Countywide analysis of demographic, housing, and specifically fair housing issues for all of the cities in San Diego County, including Encinitas. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Appendix B.

Fair Housing Issues

As part of the development of the FY 2020-25 AI, the residents throughout San Diego County were surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,100 total individual responses, with approximately 120 responses by residents within Encinitas. The following is a summary of the responses to the AI survey by Encinitas residents:

- Approximately 11.6% of respondents indicated they believed they have experienced discrimination in housing.
- The majority of those who believed they were discriminated against indicated that a landlord/property manager committed the discrimination act.

- Two respondents indicated they were denied a reasonable modification (a requested physical change) while two others were denied reasonable accommodation (a requested policy modification).
- Residents reported fair housing requests ranging from medical issues to discrimination against a non-aggressive dog breed.

In response to the survey results from this year, the need for more education and outreach for landlords, property owners and tenants is evident. Programs 2C and 5A identify objectives to educate landlords and property owners on non-discrimination provisions in state laws and to educate tenants regarding their rights through a variety of media platforms. Also identified is the need to expand testing.

The San Diego AI also identified the following fair housing issues specifically involving Encinitas:

- The City experienced 3 hate crimes in 2018, all related to religion. Details regarding these cases were not available (for instance, which religions were targeted).
- Over half of the City's housing stock is more than 50 years old, and there were 2 lead poisoning cases between 2009 and 2013.

The health and safety of City residents are important and identified throughout the Housing Element, specifically Programs such as Programs 2B, 2E, 4A, 4B and 5A that promote the development, conservation and rehabilitation of housing for low-income households and to accommodate special needs and educate and provide resources to address issues of safety and welfare. A specific program regarding lead-based paint education has been added to Program 4B.

Hispanic applicants, especially those with low to moderate incomes, have lower loan approval rates than white households. Discrepancies in Encinitas are among the largest in the County. Black, Hispanic, and Asian applicants were also substantially underrepresented in the pool of those applying for home loans in Encinitas. Table B-37 shows lending patterns in Encinitas by race and ethnicity as measured in the San Diego Regional Analysis of Impediments. The Regional AI and Program 5A identify objectives to provide education, outreach and credit counseling to reduce disparities in loan approval rates and use of subprime loans. Program 5A also identifies tracking through the Reinvestment Task Force.

Table B-37: Encinitas Lending Patterns by Race/Ethnicity (2017)

	Approved	**Denied**	Withdrawn/**Incomplete**
White			
Low (0-49% AMI)	28.4%	50.0%	21.6%
Moderate (50-79% AMI)	39.6%	30.2%	30.2%
Middle (80-119% AMI)	52.7%	21.3%	26.0%
Upper (≥120% AMI)	66.6%	11.2%	22.2%
Unknown/NA	54.1%	21.6%	24.3%
Black			
Low (0-49% AMI)	0.0%	0.0%	0.0%
Moderate (50-79% AMI)	0.0%	0.0%	100.0%
Middle (80-119% AMI)	0.0%	0.0%	0.0%
Upper (≥120% AMI)	61.5%	15.4%	23.1%

Unknown/NA	0.0%	100.0%	0.0%
Hispanic			
Low (0-49% AMI)	0.0%	71.4%	28.6%
Moderate (50-79% AMI)	42.9%	28.6%	28.6%
Middle (80-119% AMI)	46.2%	26.9%	26.9%
Upper (≥120% AMI)	71.4%	10.1%	18.5%
Unknown/NA	20.0%	0.0%	80.0%
Asian			
Low (0-49% AMI)	0.0%	0.0%	0.0%
Moderate (50-79% AMI)	100.0%	0.0%	0.0%
Middle (80-119% AMI)	44.4%	11.1%	44.4%
Upper (≥120% AMI)	60.7%	19.0%	20.2%
Unknown/NA	25.0%	0.0%	75.0%
Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)			

The Housing Element programs incorporate the recommended actions identified in the Regional AI in response to the fair housing issues identified in this section as well as others identified in Section 6.4 as outlined in Section 6.4.4 of this Appendix.

Fair Housing Enforcement and Outreach Capacity

Currently, the Legal Aid Society of San Diego (LASSD) provides fair housing services to the City of Encinitas. This includes providing fair housing outreach, education, investigation, and counseling services. For FY 2020-21, the City of Encinitas has allocated $18,120 in Community Development Block Grant (CDBG) funds to Legal Aid Society of San Diego to perform:

- fair housing services, including education and outreach to residents, landlords, and property managers,
- fair housing counseling for tenants and landlords, and
- testing to ascertain the level of housing discrimination in Encinitas.

In FY 18-19, LASSD provided services to 48 individuals, three of whom identified as American Indian/Alaskan Native and three as other/multi-racial. Eleven of the individuals were of Hispanic origin. Thirty-two were women headed households and 16 were disabled or had special needs. Per their contract with the City of Encinitas, LASSD conducted eight (8) training sessions, seminars, for landlords/property management and community groups in multiple locations throughout Encinitas, developed and distributed fair housing brochures in English and Spanish. Of the 48 calls, six were referred for further fair housing assistance; the rest were resolved with education and advice. Five fair housing tests were conducted.

The purpose of fair housing testing is to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. In response to the recommendation from the FY 2015-2020 AI, the City of Encinitas with the LASSD began to conduct fair housing testing routinely. In Encinitas, during tests conducted in FY 2016 through FY 2018, testing was conducted on 13 sites for disability-related reasonable accommodation request,

familial status, race, and sexual orientation. Only one site showed some disparity in treatment, when tested for sexual orientation. The other 12 sites did not show differential treatment.

From 2015 to 2020, the City provided 157 residents with fair housing services using CDBG funding. As part of the FY 2020-25 Consolidated Plan for the Encinitas, the City has set a goal of assisting 150 people with fair housing issues within the five-year period. Encinitas has also set a goal of retaining a Fair Housing provider to promote fair housing education and outreach within the community.

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 5 fair housing complaints were filed involving housing discrimination in the City of Encinitas. Four were disability-related discrimination and one was related to familial status. Two of the complaints filed were deemed to be without cause, two were withdrawn after resolution, and one was conciliated or settled.

Although there appears to be adequate capacity to respond to the complaints made, and fair housing testing found 92 percent compliance, the Regional AI found that additional outreach and education is needed, and that fair housing testing should be accelerated.

6.4.2 Analysis of Available Federal, State, and Local Data and Local Knowledge

Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

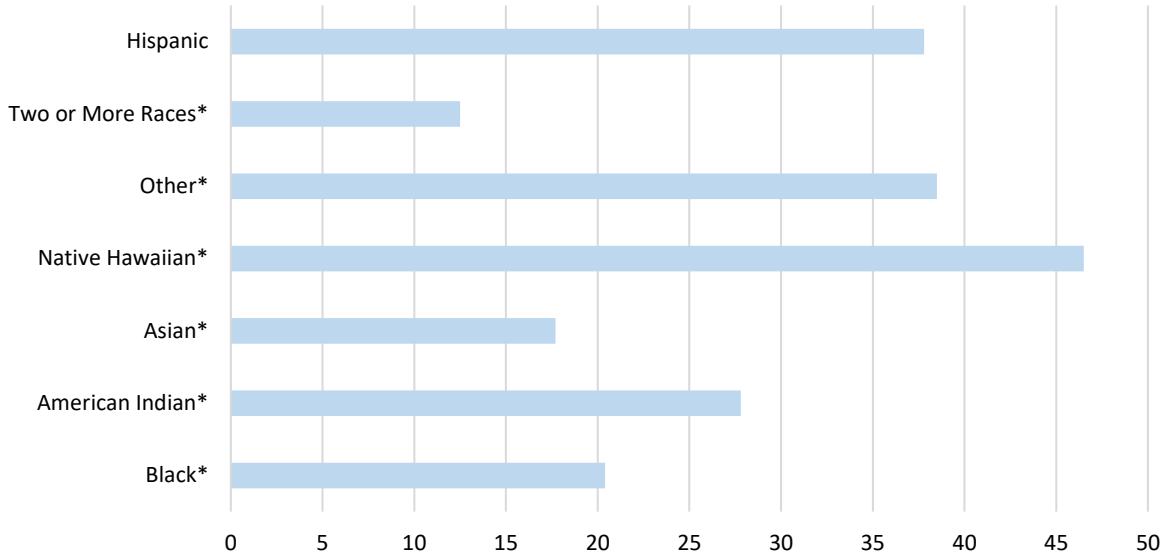
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[1] Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated.[2] Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure B-6 shows the dissimilarity between each of the identified race and ethnic groups and Encinitas' white population. The White (not Hispanic or Latino) population within Encinitas makes up the majority of the City's population at approximately 80 percent according to 2018 American Community Survey (ACS) estimates. The higher scores indicate higher levels of segregation among those race and ethnic group. The highest levels of segregation within Encinitas are Native Hawaiian (46.5), Other Race (38.5), and Hispanic (37.8). These scores correlate directly with the

[1] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).
[2] Boustan, Leah Platt. "Racial Residential Segregation in American Cities" in Oxford Handbook of Urban Economics and Planning, ed. Nancy Brooks and Gerrit-Jan Knaap, Oxford University Press, (2011).

percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 46.5 percent of the Native Hawaiian population would need to move into predominately white census tract areas to achieve "perfect" integration. As indicated above, a score of 60 or higher indicates a highly similar and segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

Figure B-6: Dissimilarity Index with Whites - Encinitas



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Dissimilarity Index With Whites*	20.4	27.8	17.7	46.5	38.5	12.5	37.8

Source: Census Scope, Social Science Data Analysis Network
* Not Hispanic or Latino

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The 2020 AI performed an analysis of RECAPs within San Diego County and found small pockets within certain jurisdictions. None were located within the City of Encinitas. Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms

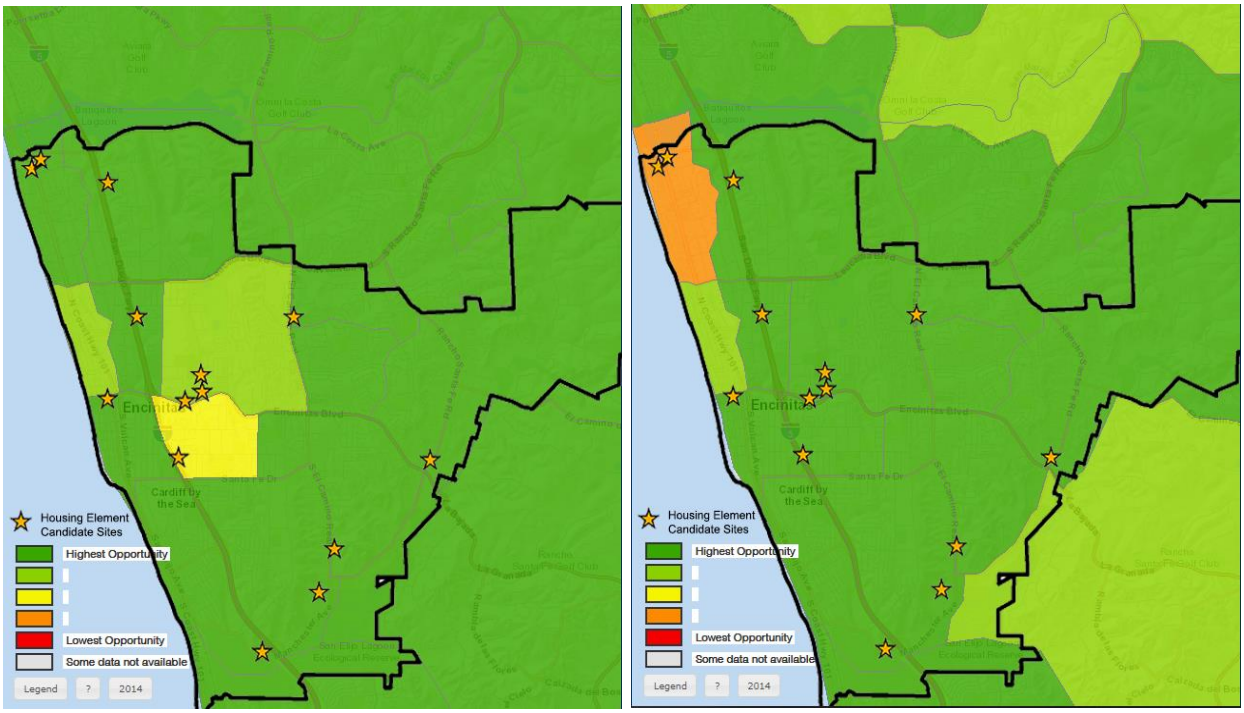
that all census tracts within Encinitas have a RECAP value of 0, indicating that the census tracts within Encinitas do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

As shown in **Figures B-7 (a and b)** below, the majority of the City of Encinitas is classified as a high opportunity zone. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Encinitas provides. While the majority of the census tracts within the City are areas of high opportunity, there is one census tract within the ROI People Index shown as yellow and one within the ROI Place index shown as orange. Combined, these areas contain three sites which accommodate 118 potential units (7.8% of total potential units)designated to meet the City's RHNA for lower income units. While the underlying data and methodology does not attach specific metrics to the color designations, it can be inferred that these census tracts are measured at lower levels of opportunity than the other census tracts within the City.

Figure B-7(a and b): Regional Opportunity Index, People (Left) and Place (Right), 2014



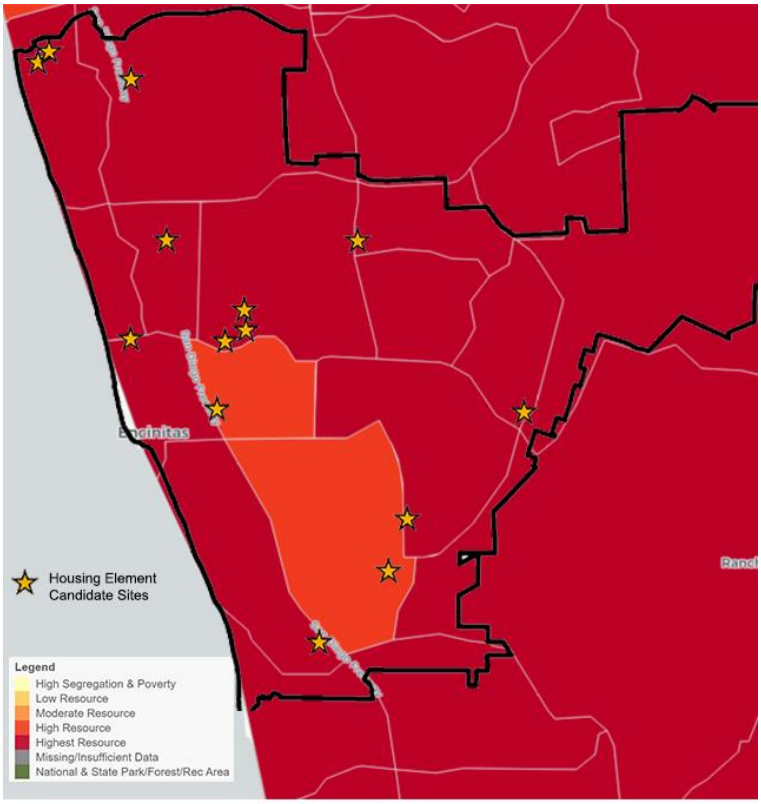
Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic

recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in Figure **B-8** below**,** all of Encinitas is classified as high and highest resource.

Figure B-8: TCAC/HCD Opportunity Area Maps, Encinitas (2019)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2019.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 38** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index**: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index**: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Opportunity indicators included in the AI also showed that each race and ethnicity in the City had relatively high and similar access to opportunity as seen in **Table 38**. As such, the analysis indicates that access to opportunity is not a substantial issue within Encinitas.

Table B-38: Opportunity Indicators by Race/Ethnicity – Entitlement Jurisdictions

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	63.69	79.79	76.64	85.15	66.08	62.34	65.91
Black, Non-Hispanic	60.80	81.90	74.07	84.07	65.39	63.41	67.20

Table B-38: Opportunity Indicators by Race/Ethnicity – Entitlement Jurisdictions							
Race/ Ethnicity	**Low Poverty Index**	**School Proficiency Index**	**Labor Market Index**	**Transit Index**	**Low Transportation Cost Index**	**Jobs Proximity Index**	**Environmental Health Index**
Total Population							
Hispanic	59.78	80.52	73.07	85.61	66.44	57.09	65.67
Asian or Pacific Islander, Non-Hispanic	63.94	79.74	75.98	84.26	64.83	63.57	66.08
Native American, Non-Hispanic	61.90	80.83	77.06	86.31	67.70	58.66	66.58
Population Below Federal Poverty Line							
White, Non-Hispanic	62.73	81.38	77.22	85.19	67.46	65.58	66.43
Black, Non-Hispanic	40.00	94.94	54.00	73.00	53.00	59.69	70.00
Hispanic	49.48	83.75	73.41	87.92	70.29	57.08	67.57
Asian or Pacific Islander, Non-Hispanic	63.18	78.08	76.72	86.37	65.10	54.08	65.32
Native American, Non-Hispanic	31.00	86.82	68.00	92.00	75.00	50.36	71.00
Source: Regional Analysis of Impediments to Fair Housing Choice, 2020.							

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Encinitas evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Need

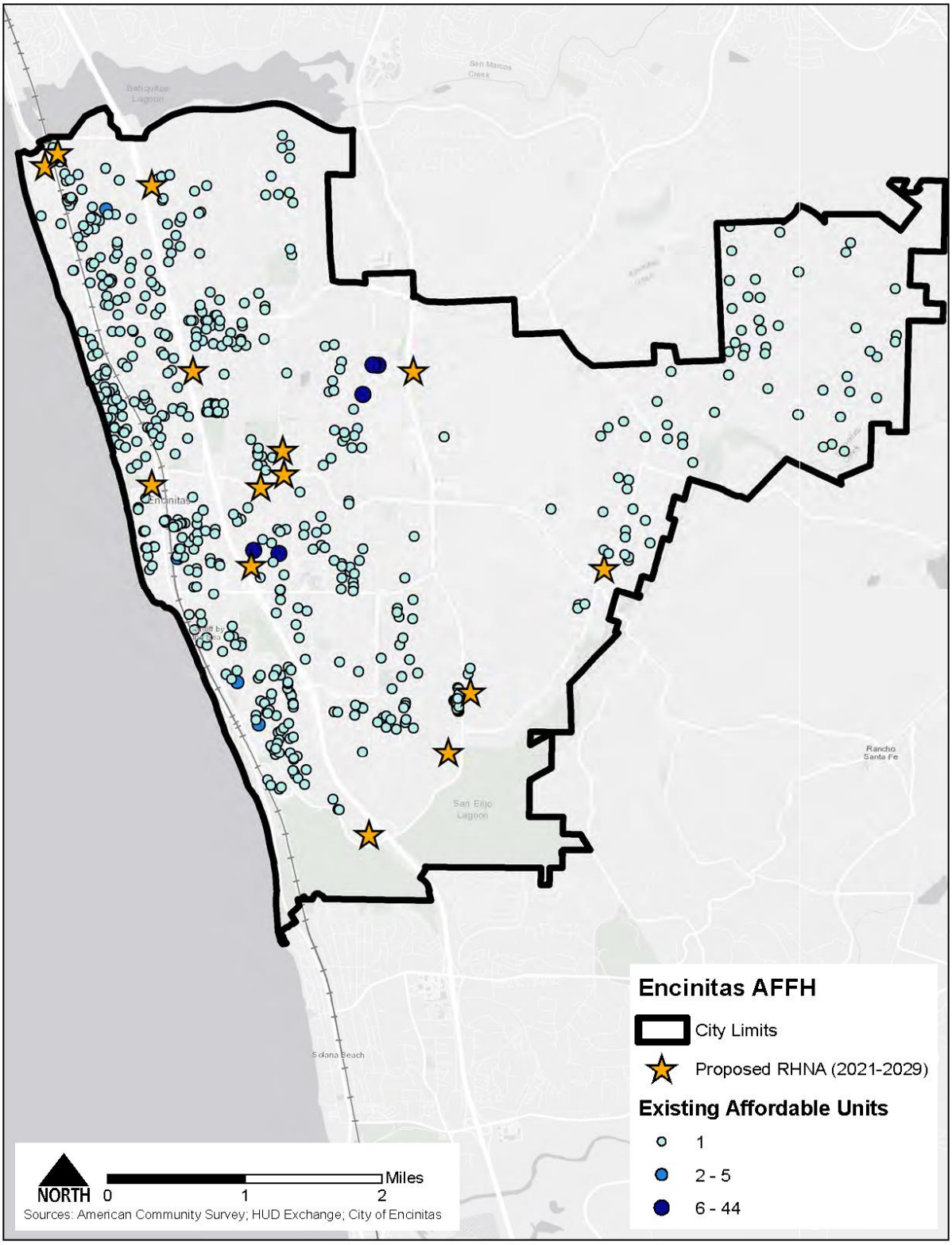
The City's future growth need is based on the RHNA production of 469 very-low and 369 low income units within the 2021-2029 planning period. **Figure B-9** shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix C of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As described in Section 6.3 of this Housing Element, the City does not have the current capacity given federal financing to allocate all of its Section 8 Housing Choice vouchers. The City is allocated 136 vouchers per year but HUD funding only permits the City to distribute on average 97 vouchers per year. Additionally, the City currently has a 1,030-person waitlist to receive Section 8 Housing Choice vouchers, with approximately 6 people from that list admitted into the program per year. This presents a serious impediment for the current population to access

affordable housing within the community. As stated in Program 2C, the City will promote expanded access to Section 8 vouchers when resources become available.

Figure B-9: Existing and Proposed Affordable Housing Locations in Encinitas



Displacement Risk

Table B-35 shows that there are no units currently at-risk of converting to market-rate within the next 26 years. The City has a past history of successfully negotiating extensions with the owners of existing affordable units to allow units to remain affordable for long time periods through different funding methods. Many units within the City are designated affordable in perpetuity. Based on this, there is not a displacement risk associated with the City's current affordable housing stock.

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates. While the City acknowledges that economic displacement can be a factor in reducing opportunity, there are no sufficient data sources nor any current studies that analyze the extent to which economic displacement is occurring in Encinitas, the causes of displacement, if it is occurring, and specific actions to address these potential risks. Program 5C in the Policy Program describes actions to study and to address displacement.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under the City's zoning ordinance and SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. Programs 3H and 5A detail efforts the City will take to engage these communities during the planning period.

Assessment of Contributing Factors to Fair Housing Issues in Encinitas

The AI identifies the following regional impediments to fair housing within jurisdictions in San Diego County:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates. This is a particular issue in Encinitas.
- County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Encinitas.

Section 6.4.4 of this Appendix outlines the recommended actions to address the regional impediments in San Diego County. The Housing Element programs incorporate these recommended actions as they relate to Encinitas.

The AI also identified jurisdiction-specific impediments. The AI identified the following impediment specific to Encinitas: the need for the City to update its ordinances to be consistent with legislation adopted in 2019 regarding density bonuses, accessory dwelling units, low barrier navigation centers, and supportive housing. The City's Housing Plan (Section 1) includes Programs 1C, 2D, and 2E to adopt the required ordinance changes.

The analysis above regarding other fair housing issues within Encinitas yielded the following results:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within Encinitas, none meet the standard set to identify segregated groups.
- The City does not have any racially or ethnically concentrated census tracts (RECAPs) as identified by HUD. This indicates that there are no census tracts within Encinitas with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Encinitas have a high level of access to opportunity throughout the majority of the City, with only one census tract showing a moderate level of access to opportunity and one showing a lower level of access to opportunity. No census tracts were shown as having the lowest level of access to opportunity. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Encinitas are classified with either the "High Resource" or "Highest Resource" designation. This indicates that these census tracts are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. All but two census tracts within Encinitas register within the top 20 percent in the index.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very-low and low income RHNA need (Appendix C) Policy Program 1A addresses the City's ability to meet the 6th Cycle RHNA allocation. These sites are dispersed throughout the community.
- The City currently does not have the sufficient federal funding to provide Section 8 Housing Choice Vouchers requests to all residents who apply. Prior to adoption of state legislation prohibiting discrimination against voucher holders, only 70 percent of those provided vouchers were able to find housing. Program 5A lists objectives the City will take to address potential obstacles to fair housing defined in the 2020-2025 Regional Analysis of Impediments.
- There are no existing affordable units at-risk of converting to market-rate within the next 26 years. Policy Program 6A addresses monitoring of at-risk units within the City over the planning period.

6.4.3 Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix C), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figure B-10 shows the proposed candidate sites to meet the very-low and low income RHNA for Encinitas in relation to the location of residents of Hispanic origin. As shown, both existing affordable units and proposed very-low and low income RHNA candidate sites are well dispersed throughout the city with sites located within each quintile represented in the figure.

Figure B-10 shows the following findings:

- 4 proposed (totaling 363 potential units, or ~~22.7~~ 26.8% of the total potential units) sites are located within block groups that have a percentage of the population that is Hispanic between 18 percent and 44 percent
- 4 proposed sites (totaling 444 potential units, or ~~27.8~~ 32.8% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 12 percent and 18 percent
- 2 proposed sites (totaling 258 potential units, or ~~16.1~~ 19.0% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 7 percent and 12 percent
- 3 proposed sites (totaling 230 potential units, or ~~14.4~~ 16.9% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 4 percent and 7 percent
- ~~2~~ 1 proposed site~~s~~ (totaling ~~306~~ 60 potential units, or 4 ~~19.1~~% of the total potential units) ~~are~~ is located within block groups that have a percentage of the population that is Hispanic below 4 percent

The data shows that the proposed candidate sites to meet the very-low and low income RHNA need are evenly dispersed throughout all areas within the community and do not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure B-10: Candidate Sites – Ethnicity Analysis

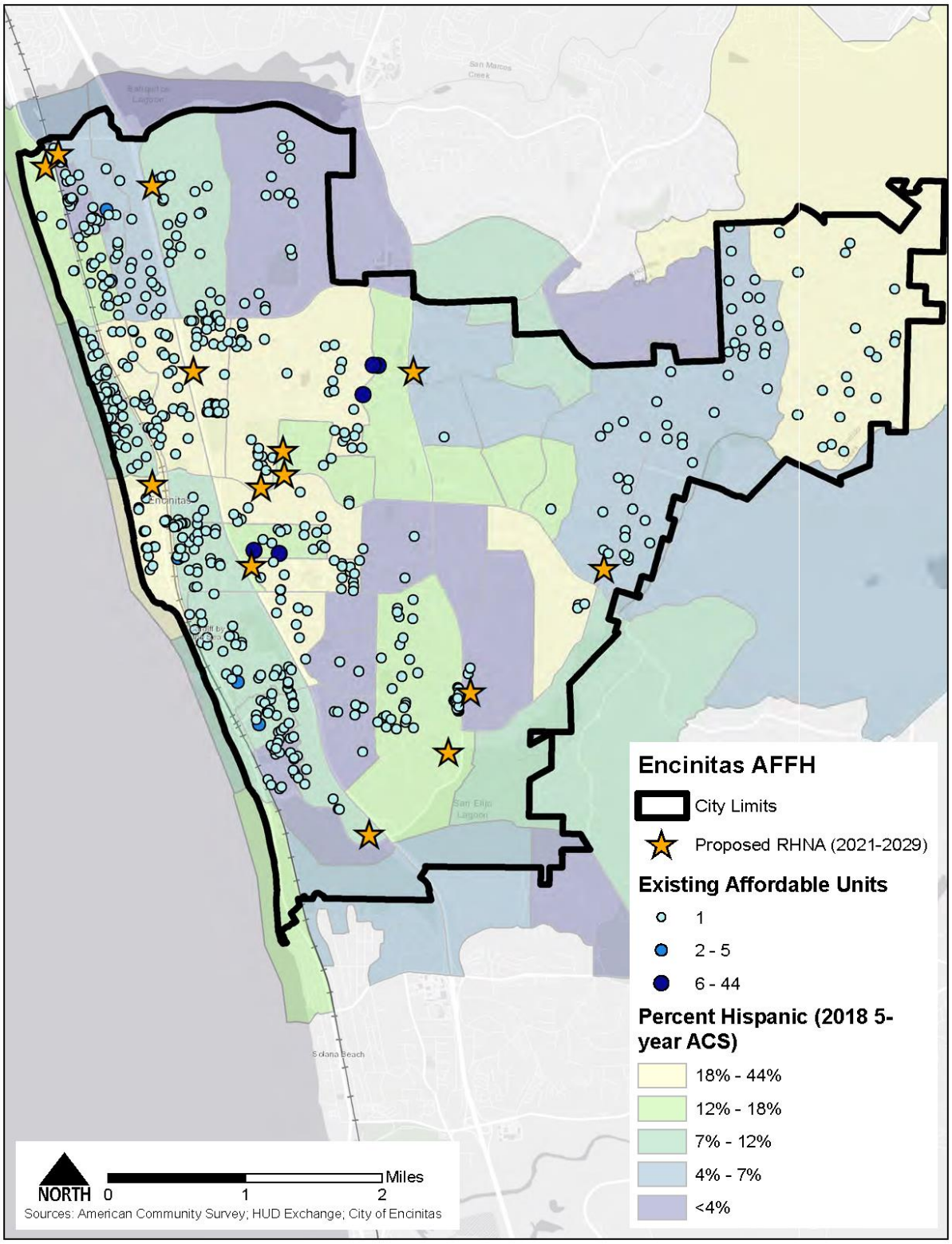


Figure B-11 shows location of existing and proposed affordable units within Encinitas in comparison with census data showing the percentage of the population within each block group that is non-white. **Figure B-11** shows the following findings:

- 4 proposed (totaling 546 potential units, or ~~34.1~~ 40.3% of the total potential units) sites are located within block groups that have a percentage of the population that is non-white between 17 percent and 53 percent
- 4 proposed sites (totaling 407 potential units, or ~~25.4~~ 30.0% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 11 percent and 17 percent
- ~~5~~ 4 proposed sites (totaling ~~439~~ 193 potential units, or ~~27.4~~ 14.2% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 6 percent and 11 percent
- 2 proposed sites (totaling 209 potential units, or ~~13.1~~ 15.4% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 4 percent and 6 percent
- 0 proposed sites are located within block groups that have a percentage of the population that is non-white below 4 percent

While the current proposed sites are not located within block groups that have a percentage of the population that is below 4 percent non-white, there are a number of existing affordable units within these block groups. The data shows that the proposed candidate sites to meet the very-low and low income RHNA need are dispersed throughout the community and do not disproportionately impact areas with larger concentrations of non-white population.

Figure B-12 shows location of existing and proposed affordable units within Encinitas in comparison with census data showing the percentage of the population within each block group that is non-white overlayed with data on the percent Hispanic within the same block groups. The map shows that the proposed candidate sites to meet the very-low and low income RHNA need and the existing affordable units are dispersed throughout the community and do not disproportionately impact areas with larger concentrations of any one population. As discussed in Program 1E the City will continue to identify sites as needed and that any site identified will be consistent with the City's obligation to affirmatively further fair housing. In addition, Program 3H will identify barriers to equity among all racial and ethnic groups in acquiring and renting housing in Encinitas and mitigate any barriers identified.

Figure B-11: Candidate Sites – Racial Analysis

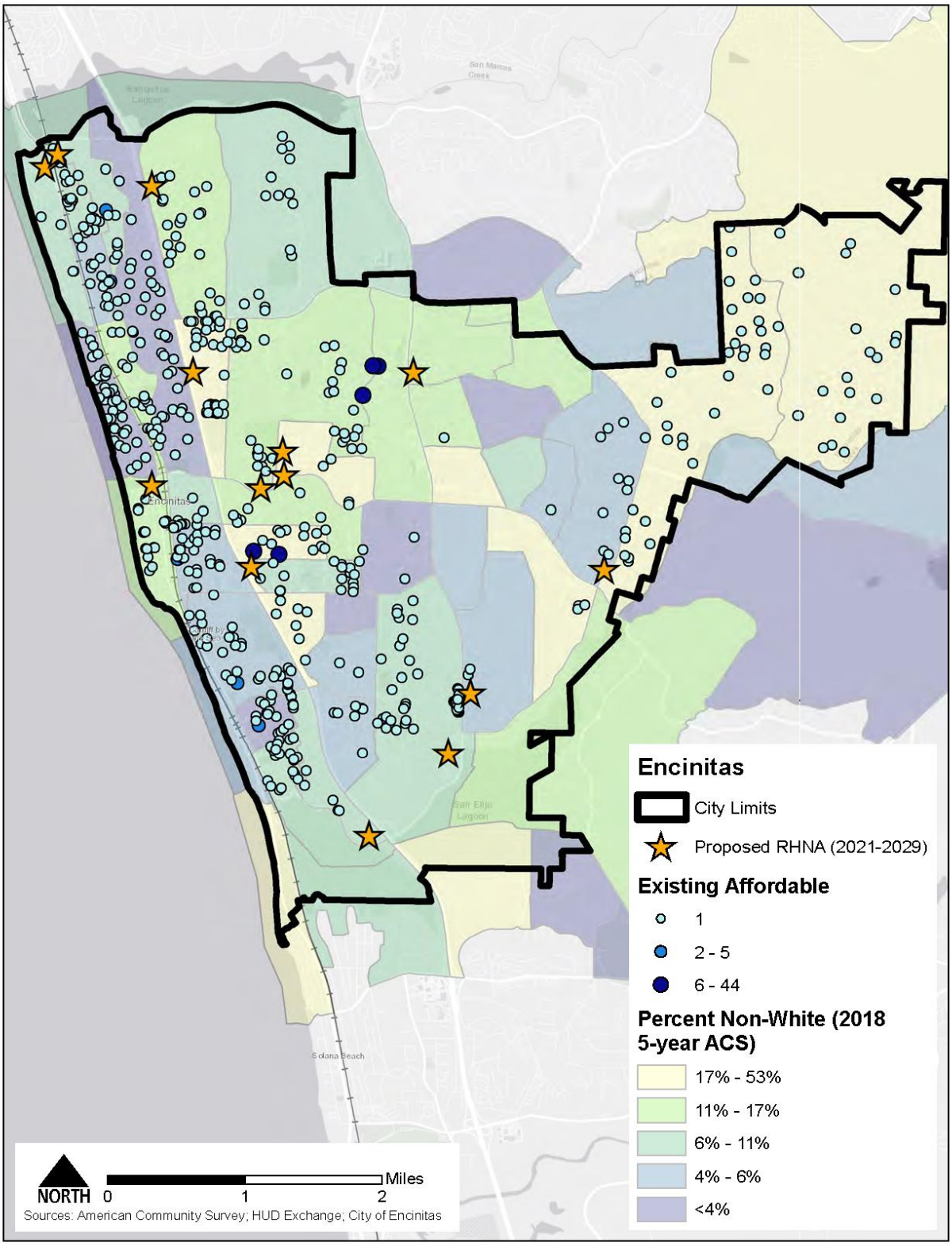


Figure B-12: Candidate Sites – Racial and Ethnic Analysis

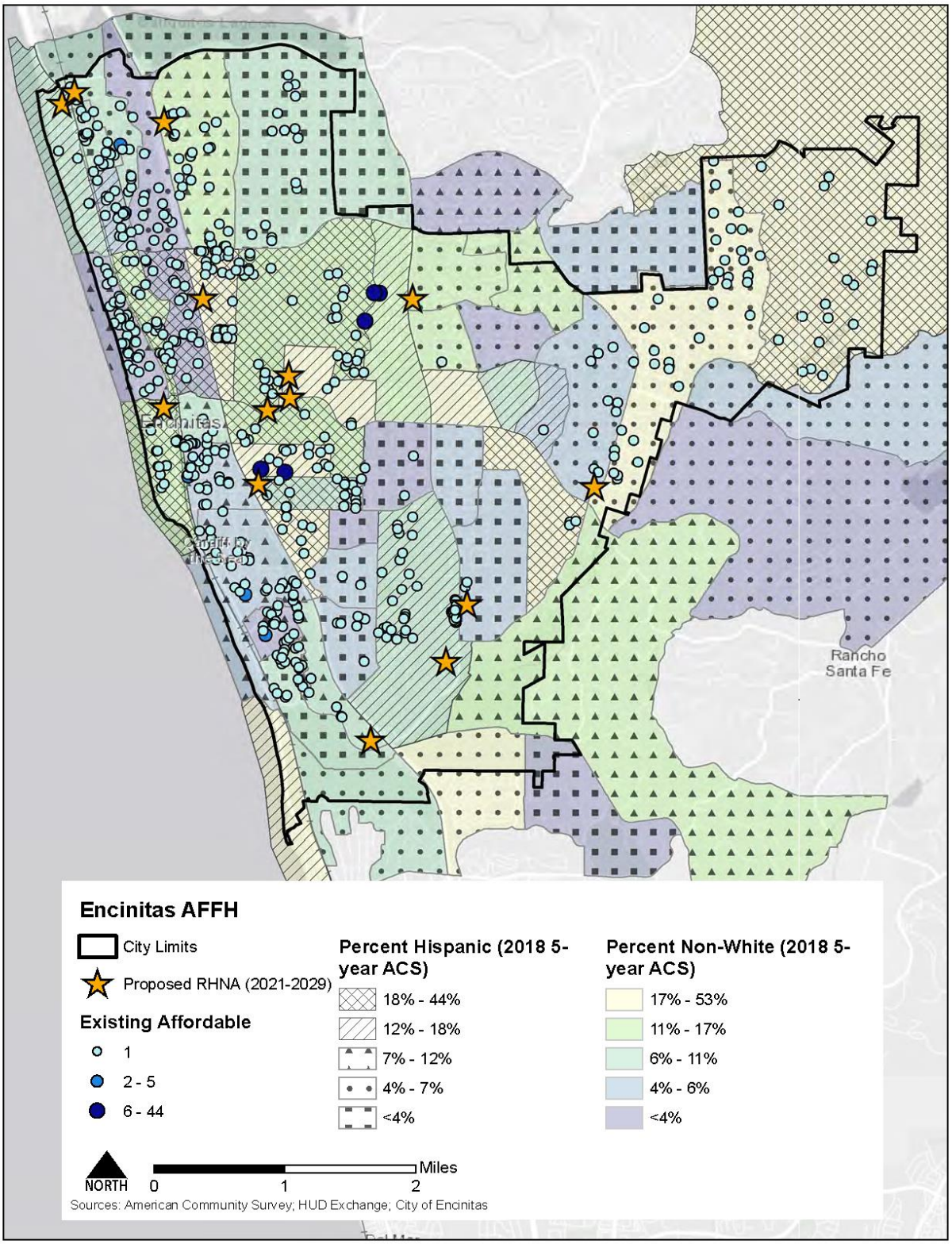
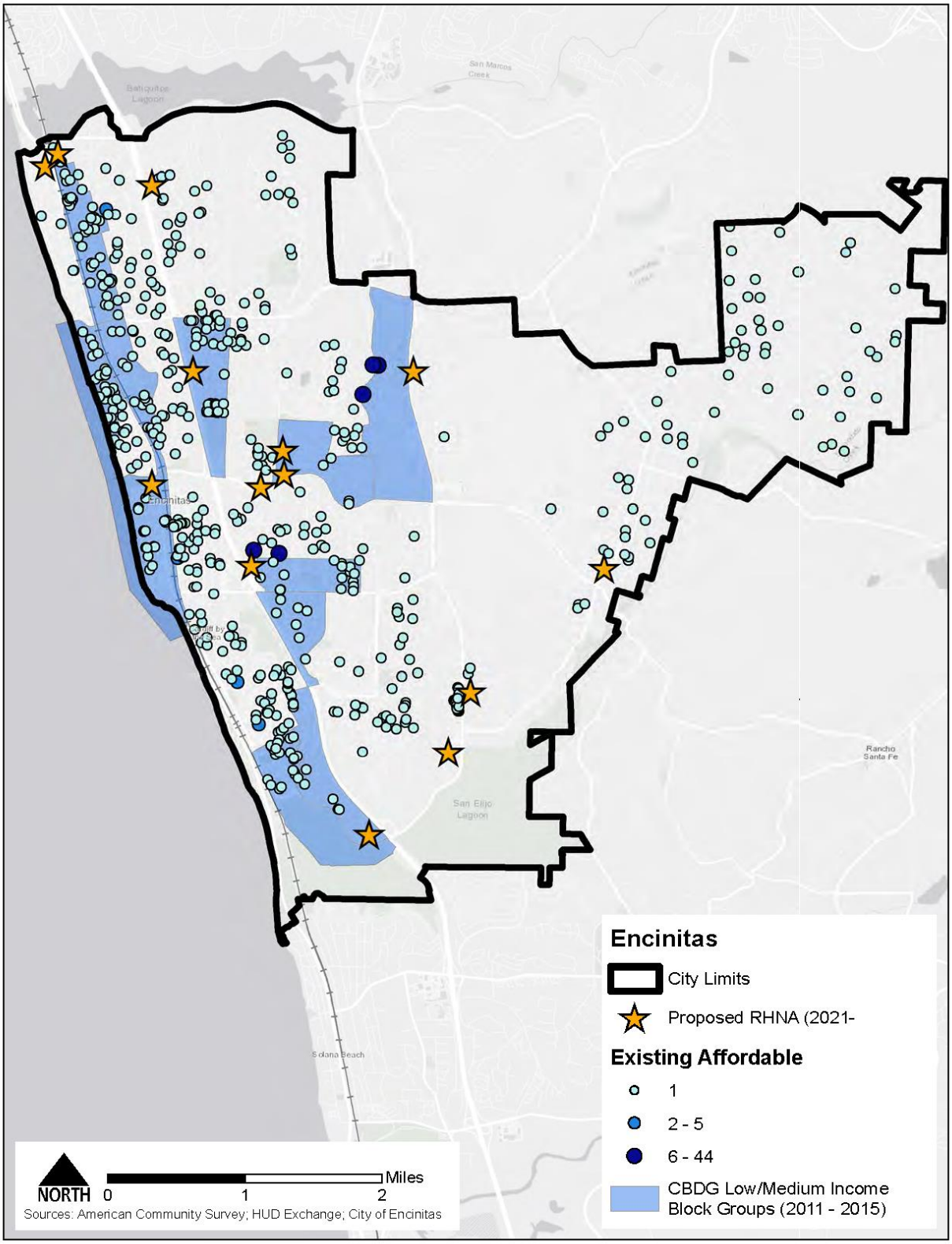


Figure B-13 shows Low/Moderate Income (LMI) block groups within the City of Encinitas that are eligible for place based CDBG activities. Communities with no or very few areas in which 51 percent of residents are LMI have been authorized as Exception Grantees by HUD and are able to undertake area benefit activities. The block groups identified represent areas within the community with greater than 37 percent of residents who are LMI. These are the highest concentration areas of low- and moderate-income residents within the city. As shown on **Figure B-13**, five candidate sites are designated to meet the very-low and low income RHNA need are located within LMI block groups. These sites have the capacity for 545 potential units (34.0% of the total potential units) to accommodate the very-low and low-income RHNA need). Candidate sites are primarily located in areas with fewer than 37 percent of residents who are LMI, indicating that future development of these sites for affordable housing will not further concentrate low- and moderate-income residents.

Figure B-13: Candidate Sites – Low/Moderate Income Block Group Analysis



6.4.4 Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Program 1A), as demonstrated by the analysis of the housing resource sites contained in Section 11. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- Program 1C, to promote the development of accessory dwelling units and update the City's zoning ordinance;
- Program 1D, to promote affordable ADUs;
- Program 2A, to continue and improve inclusionary housing policies;
- Program 2C, to continue the Section 8 housing choice voucher program and educate owners regarding the non-discrimination provisions of state law to expand the use of Section 8 vouchers in the City;
- Program 2D, to ensure that the City's density bonus ordinance continues to be in compliance with state law;
- Program 2E, to accommodate specialized housing types and update the City's policies and procedures regarding low barrier navigation centers and supportive housing; and
- Program 5B, to reasonably accommodate housing for persons with disabilities.

To date there has been inadequate time to fully address the effectiveness of these programs and previously adopted 5th Cycle programs, as the housing element and related zoning were adopted in March 2019, although the City's policies regarding ADUs have been very successful. The City will continue to assess the effectiveness and efficacy of programs and policies as they relate to fair housing. The programs included in Section 1 contain provisions to evaluate and monitor the effectiveness of a variety of fair housing related programs.

Program 5A within the Housing Element contains specific programs aimed at other problems identified in the Regional AI and intended to affirmatively furthering fair housing. The programs include:

1. Information and outreach regarding fair housing. Contract with a suitable provider to: a) undertake multimedia fair housing outreach using means such as social media, chat rooms, webinars, and community meetings, aimed at protected classes; and b) provide lending education and credit counseling to reduce disparities in loan approval rates and use of subprime loans.
2. Enforcement of fair housing laws. Continue to contract with Legal Aid Society or other capable organization to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action. Include provisions for additional fair housing testing in the contract, aimed at both landlords and lenders.
3. Provide more housing options for special needs groups, especially for seniors and persons with disabilities. Continue to enforce requirements for accessible units in new housing and encourage universal design principles in new housing developments. Support developments that provide housing for seniors.
4. Complete the update to the Regional Analysis to the Impediments (AI) to Fair Housing Choice in partnership with regional agencies. Implement any additional actions contained

in the final AI. Collaborate with the jurisdictions in the San Diego region to complete the AI for subsequent periods.

The City's Action Plan for the Community Development Block Grant program proposes projects and activities to meet community needs for LMI population including fair housing priorities described in the Consolidated Plan. The following priorities are all high priority for the City and expected to be funded by the City's CDBG program.

The Action Plan identifies the following Priority Needs relating specifically to fair housing for low- and moderate-income residents. Many of these programs are connected to Programs identified in the City's Housing Element

- Fair Housing
  - Metric: Retain the services of a Fair housing provider to promote fair housing education and outreach within Encinitas and continue to test for discrimination
  - Milestone: This priority is continuous and utilized on an annual basis.
  - Program 5: Affirmatively furthering fair housing

- Shelters and services for the homeless
  - Metric: Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficiency and end or prevent homelessness.
  - Milestone: This priority is continuous and utilized on an annual basis.
  - Program 2E: Accommodate specialized housing types
  - Program 2F: Continue programs to reduce homelessness

- Renter and Homeowner Assistance
  - Metric: Rehabilitation of existing housing units for renters and homeowners, and down payment assistance and tenant-based rental assistance through the San Diego HOME Consortium.
  - Milestone: This priority is continuous and utilized on an annual basis.
  - Program 4B: Assist in rehabilitating housing

- Affordable Housing
  - Metric: Facilitate the creation of new affordable rental and homeownership housing
  - Milestone: This priority is continuous and utilized on an annual basis.
  - Program 2A: Continue and improves inclusionary housing policies
  - Program 2B: Facilitate affordable housing for all income levels
  - Program 2C: Utilize Section 8 Housing Choice Vouchers

- Public Improvements
  - Metric: Support public improvements to facilities that provide services to the LMI population
  - Milestone: This priority is continuous and utilized on an annual basis.
  - Program 2B: Facilitate affordable housing for all income levels

- Public Infrastructure
    - Metric: Support public infrastructure projects that improve the safety and accessibility for residents within LMI neighborhoods
    - Milestone: This priority is continuous and utilized on an annual basis.
    - Program 3F: Seek to create community support for housing at a variety of income levels

- Public Services for LMI and Special Needs Populations
    - Metric: Support the provision of services to Encinitas LMI and special needs populations
    - Milestone: This priority is continuous and utilized on an annual basis.
    - Program 2B: Facilitate affordable housing for all income levels
    - Program 2F: Continue programs to reduce homelessness

The following is a summary of recommended actions to address regional impediments identified in Chapter 7 of the Regional Analysis of Impediments 2020-2025. More detail and the timeframe for implementation can be found on the City's website at https://encinitasca.gov/Residents/Housing-Resources/Fair-Housing. Many of these actions are connected to programs identified in the City's Housing Element.

1. Lending and Credit Counseling

- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.
- HE PROGRAM 5A: Affirmatively Further Fair Housing

2. Overconcentration of Housing Choice Vouchers

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase outreach and education, through the fair housing service providers, regarding the State's new Source of Income Protection (SB 329 and SB 222), defining Housing Choice Vouchers as legitimate sources of income for housing. These new housing laws went into effect on January 1, 2020.
- HE PROGRAM 2B: Facilitate Affordable Housing for All Income Levels
- HE PROGRAM 2C: Utilize Section 8 Housing Choice Vouchers
- HE PROGRAM 5A: Affirmatively Further Fair Housing

3. Housing Options

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to address the following pursuant to new State laws: □ Low Barrier Navigation Center (AB 101) □ Supportive Housing (AB 139) □ Emergency Shelter for the Homeless (AB 139) □ Accessory Dwelling Units (ABs 68, 671, 881, and 587 and SB 13) See actions under Jurisdictional - Specific Impediments – Public Policies.
- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements

- Encourage inter-departmental collaboration
  - HE PROGRAM 1C: Promote the Development of Accessory Dwelling Units
  - HE PROGRAM 2E: Accommodate Specialized Housing Types to Assist Persons with Special Needs

4. Enforcement

- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.
  - HE PROGRAM 5A: Affirmatively Further Fair Housing

5. Outreach and Education

- Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.
- Involve neighborhood groups and other community organizations when conducting outreach and education activities.
- Include fair housing outreach as part of community events.
  - HE PROGRAM 2C: Utilize Section 8 Housing Choice Vouchers
  - HE PROGRAM 5A: Affirmatively Further Fair Housing

6. Racial Segregation and Linguistic Isolation

- Diversify and expand the housing stock to accommodate a wider variety of housing needs.
- Promote equal access to information for all residents. Update Limited English Proficiency (LEP) plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.
  - HE PROGRAM 1C: Promote the Development of Accessory Dwelling Units
  - HE PROGRAM 2B: Facilitate Affordable Housing for All Income Levels
  - HE PROGRAM 2E: Accommodate Specialized Housing Types to Assist Persons with Special Needs
  - HE PROGRAM 5A: Affirmatively Further Fair Housing

7 Constraints to the Provision of Housing

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Encinitas are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in Encinitas and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of Encinitas population.

8 Non-Governmental Constraints

Non-governmental constraints significantly affect the cost of housing in Encinitas and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following discussion highlights the primary market factors that affect the production of housing in Encinitas.

8.1 Economic Factors

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflected a time of significant change as the lending market collapsed. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited.

After the post-peak trough of 2011, building activity and sales for residential structures have been steadily increasing. Housing values in Encinitas were the lowest in midyear 2011. The number of homes in California that were bought and sold in the first half of 2013 was the highest since 2005. While housing affordability hovered near historic highs post-recession, housing has become increasingly unaffordable, with demand far outpacing supply and construction lagging far behind need.

While the economic impact of the 2020 COVID-19 pandemic is wide range, specific economic sectors are more heavily impacted than others. The impact on the real estate market is unknown at this time. Based on data prior to the pandemic, it is estimated that housing price growth will continue in the city and the region for the foreseeable future. March 2020 data from Zillow indicates the median cost of a home in Encinitas is $1,186,020. The median price of a home in Encinitas increased ten percent from 2018 to 2020 ($1,080,000 to $1,190,000). The most current median list price per square foot in Encinitas is $572, which is higher than the San Diego-Carlsbad Metro average of $390. The underlying reason is a Countywide shortage of supply due to both governmental and nongovernmental factors. Production Countywide has fallen in recent years from 10,000 units per year to 7,000 units per year. SANDAG currently estimates that 21,000 units per year must be constructed to meet the demand for housing. The purpose of this Housing Element is to assist in increasing housing supply.

8.2 Land and Construction Costs

High land costs have a demonstrable effect on the cost of housing in Encinitas, as the price of housing is directly related to the costs of acquiring land. These high land costs are a significant constraint to the development of affordable and middle-income housing in the City. There are significant fluctuations in land costs per square foot. Coastal areas have the most significant costs, with recent land sales upwards of $9 million per acre. Property located inland (east of I-5) exhibits significantly less cost per acre. Land cost in surveyed areas averaged approximately $1 million per acre. Coastal property is highly desirable and a scarce commodity.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2019, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately $117 for multi-family housing and $129 for single-family homes. Construction costs for custom homes and units with extra amenities run even higher.

Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Encinitas. The 2020 COVID-19 pandemic social distancing guidelines may increase constructions costs for an unknown period.

8.3 Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for Encinitas was compiled by census tract and aggregated to the area that generally approximates the City's boundaries.

Table B-39 summarizes the disposition of loan applications submitted to financial institutions in 2017 for home purchase or refinance or loans in Encinitas. Included is information on loan applications that were approved and originated, denied, and other which includes withdrawn by the applicant, or incomplete.

Table B-39: Disposition of Loan Applications – San Diego County

Applications *By Loan Type*	Total	Percent Approved	Percent Denied	Percent Other
Conventional Purchase	20,129	77.6%	5.2%	17.2%
Government-Backed Purchase[1]	6,721	72.8%	5.6%	21.5%
Home Improvement	1,875	78.0%	7.9%	14.2%
Refinancing	14,015	72.8%	7.3%	19.8%

Notes: Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
Percent Other includes loan applications that were either withdrawn or closed for incomplete information.
Source: HMDA data, 2017.
1. Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

8.3.1 Home Purchase Loans

In 2017, a total of 20,129 San Diego County households applied for conventional loans to purchase homes. The overall loan approval and origination rate was 77.6 percent and only 5.2 percent of applications were denied. Approximately 6,721 home purchase applications were submitted through government-backed loans (FHA, VA, FSA, or RHS) in 2017; 72.8 percent of these applications were approved and originated. Government-Backed loans had the highest rate

of loans that were withdrawn or closed for incomplete information at 21.5 percent; Refinancing loans had the second highest rate of withdrawal and incompletion at 19.8 percent. Of the applied for loans, 1,875 reported Home Improvement purposes with a 78 percent approval rate. Refinancing Loans totaled 14,015 with a slightly lower rate of approval (72.8 percent). High approval rates in the County of San Diego prove that home loans are accessible to residents and not considered a constraint to the access to housing.

8.3.2 Refinance Loans

The majority of loan applications submitted by Encinitas residents in 2016 were for refinancing their existing home loans (4,229 applications). 63.5 percent of these applications were approved, while 16.9 percent (about one sixth) were denied, indicating a higher rate of denial for refinancing. This could be due to either the applicants' inability to pay or to inadequate home equity; no data is available on the reasons for denial of applications.

8.3.3 Foreclosures

Regionally, the number of foreclosures in 2017 declined substantially from its peak in 2008, where 38,308 Notices of Default (NODs) were issued in San Diego County. In 2017, a total of 3,494 NODs were recorded in San Diego County. In December 2010, close to the peak of the foreclosure crisis, 189 homes in Encinitas were listed as foreclosures. These homes were listed at various stages of foreclosure (from pre-foreclosures to auctions) and ranged in price, with some properties listed as high as $1.3 million, indicating the depth of the crisis. In January 2018, 31 homes were at some stage of foreclosure (default, auction or bank owned). That is an approximate 40% decrease since January 2017, and less than one-sixth of peak foreclosure activity. With the recent rapid increases in housing costs, owners threatened with foreclosure are likely to be able to avoid a foreclosure sale by selling their property.

8.4 Requests to Develop at Densities Below Those Permitted.

The City of Encinitas receives requests for various development types throughout the community. For residential uses, the City views single-family development differently than multiple family developments. For single-family development, it is typically built on one housing unit per lot and most lots are of a size that is conducive to one unit per lot.

For single-family subdivisions, the majority of new development applicants over the past few years have developed at maximum density with a state density bonus. This has resulted in average densities above that permitted in the zoning code for new multiple-family and subdivision development. Similarly, most of the applications received to date for housing strategy sites use a density bonus and propose densities above those estimated in the site inventory.

While development could be proposed at lower densities than the maximum permitted on a parcel, it would be very unusual for this to occur due to the cost of land and overall cost to build in the community. The City does not see this as a constraint to development at this time.

8.5 Length of Time between Application Approval and Building Permit Issuance.

The time between application approval and building permit issuance in most cases is determined by the individual applicant. The City allows concurrent processing of discretionary applications

and building permits with an "at-risk" letter from the applicant, which can reduce the length of time between application approval and building permit issuance. Most applicants will proceed with an application first, which has less risk. There is nothing to stop an immediate transition from application approval to permit processing. However, applicants must complete a number of actions which do not involve the City but may influence the length of time between an approved application and the issuance of a building permit. These include:

- Technical/Engineering Studies
- Completion of Construction Drawings
- Construction-Level Landscaping/Site Design
- Construction and Permanent Financing
- Retention of Contractor and Subcontractors
- Obtaining required easements and rights of entry

In Encinitas, most approved projects are constructed in a reasonable time period. As of December 31, 2019, building permits had not been issued for only 41 units approved over one year ago. Few project approvals had expired.

Because no development project will be the same and development pro formas will differ considerably based upon locational and other site factors, it will be instructive to proactively outreach to developers and investors in the community who have received approvals but not constructed their projects within a two-year period. Program 3E proposes to contact applicants to identify non-governmental constraints preventing construction.

8.6 Community Opposition to Housing Development

Community members may oppose specific housing developments for various reasons: incompatibility with the established community; poor design quality; lack of adequate infrastructure, especially related to traffic and transportation; overcrowded schools. Residents may have located in a community and invested their life savings based in part on the community's established development standards, and proposals to change the community may be contrary to their expectations of compatibility with the surrounding area. Litigation filed by residents, especially under the California Environmental Quality Act, may significantly delay and increase the cost of housing developments.

To allow the applicant an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community early in the process, the City created the Citizen Participation Plan (Encinitas Municipal Code Chapter 23.06). It provides an opportunity for open communication between the applicant, interested residents and property owners and city staff during the process to reduce potential litigation and appeals of approved projects, which is further discussed in Section 9.10.

While in many communities opposition to development has resulted in reduced densities and project denials, this has not been the case in Encinitas. In the past ten years, the City has not denied or reduced the densities of any housing development projects due to community opposition. Since 2010, the City has approved 101 housing development projects for a total of 615 housing units. As discussed in Section 7.4 above, most housing developments use state

density bonus provisions and develop above the densities allowed by the zoning. Nor has community opposition resulted in barriers to the actual construction of approved housing; as described in the discussion of nongovernmental constraints, almost all approved projects have received building permits.

There has been expressed community concern regarding the upzoning required by state housing element law. Residents have generally stated their desire to meet state requirements in the way most compatible with the City's existing uses, heights, and building design. The proposed Measure T and Measure U Housing Elements were not approved by the electorate for the previous housing cycle, and so upzoning was delayed that would have allowed larger apartment complexes at densities of 30 units per acre, although many areas of the City have been zoned at 25 units per acre for many years. Until units are built on the R-30 sites, it will not be known if these units will attract a more diverse population than currently resides in the City. As described in Appendix C, the City has received applications on approximately half of the R-30 sites but no 100 percent affordable project has been proposed on any of these sites. In discussions with affordable housing developers, the chief obstacle is not community opposition but the lack of substantial local matching funds necessary for a tax credit award.

Consequently, because community opposition has not hampered project approval, and it is not known if market-rate or affordable units built on the R-30 sites will attract a more diverse population, there is no evidence that past community opposition to R-30 upzoning has hampered the City's efforts to affirmatively further fair housing. Nonetheless, the City has adopted an aggressive program to affirmatively further fair housing. In particular, it is taking diligent efforts to identify incidents of discrimination and segregation and eliminate barriers that restrict opportunities based on protected characteristics. Program 3F is specifically designed to create community support for housing, and the City will implement Program 3H to examine and mitigate barriers to racial and ethnic equity.

As described in detail in Appendix A, the City has conducted a variety of community outreach efforts to achieve public support for the Sixth Cycle Housing Element. Programs 3C and 3F describe the City's planned efforts to adopt future Housing Elements and continue to build additional community support for housing development at all income levels in the City.

8.7 Local Efforts to Remove Nongovernmental Constraints.

Nongovernmental constraints are defined as constraints on housing development that are not under the control of the City or another governmental agency. Nongovernmental constraints are generally market-driven and outside the control of local government.

During two developer roundtable discussions in 2019, local developers and entities doing business in Encinitas and coastal San Diego County cited two major components that directly relate to the feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the holding costs. Therefore, reducing the approval timeline can be a significant contributor to accessing capital and reducing investor risk. Secondly, reducing the uncertainty of development approval can influence access to capital and the risk profile for investors. To summarize, local actions to reduce the timeline for project approval and to increase the level of certainty in entitlement decisions have been identified as methods to influence nongovernmental behavior and contribute to housing development.

Program 3E is specifically focused on identifying nongovernmental constraints outside the control of government. The City will contact applicants so that potential Encinitas-specific nongovernmental constraints may be identified along with specific actions that may help to mitigate these governmental constraints. Program 3F proposes additional steps to create public support for housing.

9 Governmental Constraints

Aside from market factors, housing affordability is also affected by factors in the public sector. Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential and actual governmental constraints in Encinitas and efforts to address them.

9.1 Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

9.1.1 Local Coastal Program

Approximately two-thirds of the City is comprised within the City of Encinitas Local Coastal Program (LCP). Under this program, which is required to be approved by the Coastal Commission, a coastal development permit is required for all development within the City's Coastal Zone, with the exception of the following:

- Improvements to an existing structure or a public works facility
- Repair and maintenance activities to existing structures or facilities that do not result in an addition to, or enlargement or expansion of, the structures or facilities
- The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development which has been approved under the California Coastal Act
- The replacement of any structure other than a public works facility destroyed by a disaster

The reviewing authority for the coastal development permit varies depending on the type of application submitted. Furthermore, specific findings required for decisions on coastal development permits can include:

- Project effects on demand for access and recreation
- Shoreline processes
- Historic public use
- Physical obstructions
- Other adverse impacts on access and recreation

The City's decision on a coastal development permit can be appealed to the Coastal Commission if located within the Appeal Jurisdiction, which includes the following:

- Coastal Zone developments approved by the City which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- Coastal Zone developments approved by the City not included within the above paragraph that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
- Any Coastal Zone development which constitutes a major public works project or a major energy facility.

There are four proposed candidate sites to meet the very-low and low income RHNA located in the Coastal Commission Appeal Jurisdiction: 01 Greek Church, 07 Jackel, AD1 Sage Canyon and AD2 Baldwin & Sons.

9.1.2 Coastal Bluff Overlay Zone

The Coastal Bluff Overlay Zone regulations apply to all areas of the City where there is the presence of a coastal bluff. In addition to development and design regulations which otherwise apply, the following development standards apply to properties within the Coastal Bluff Overlay Zone to protect public health and safety given coastal bluff recession, shoreline erosion, and sea level rise:

- No principal structure, accessory structure, facility or improvement shall be constructed, placed or installed within 40 feet of the top edge of the coastal bluff.
- No structure, facility, improvement or activity shall be allowed on the face or at the base of a coastal bluff.
- No grading or scraping shall be allowed on a bluff face, nor shall naturally occurring drought-tolerant vegetation be voluntarily removed from the bluff face.
- Existing legal structures and facilities within 40 ft. of a bluff edge or on the face of a bluff may remain unchanged.
- All drainage and run-off on the property shall be collected and delivered to approved drainage facilities.
- Landscaping on beach bluff properties shall avoid the use of ice plant, and emphasize native and drought-tolerant plants in order to minimize irrigation requirements and reduce potential slide hazards due to over-watering.
- Buildings and other structures shall be sited, designed and constructed so as not to obstruct views to and along the ocean and other scenic coastal areas from public vantage points.

- The design and exterior appearance of buildings and other structures visible from public vantage points shall be compatible with the scale and character of the surrounding development and protective of the natural scenic qualities of the bluffs.

The City intends to develop a comprehensive plan, based on technical reports and studies addressing sea level rise and its impact on shoreline management practices, to address the coastal bluff recession and shoreline erosion problems in the City. There are no proposed candidate sites in the Coastal Bluff Overlay Zone.

9.1.3 Hillside/Inland Bluff Overlay Zone

The Hillside/Inland Bluff Overlay Zone regulations apply to all areas within the Special Study Overlay Zone where site-specific analysis indicates that 10 percent or more of the area of a parcel of land exceeds 25 percent slope. The Planning Commission is the authorized agency for reviewing and granting discretionary approvals for proposed development within the Hillside/Inland Bluff Overlay Zone. Where development is proposed on slopes of greater than 25 percent grade, the following additional standards apply:

- Slopes of greater than 25 percent grade shall be preserved in their natural state.
- A geological reconnaissance report must be submitted.
- Where unstable conditions are indicated, a preliminary engineering geology report is also required.
- No principal structure or improvement or portion thereof shall be placed or erected, and no grading shall be undertaken, within 25 feet of any point along an inland bluff edge.
- All slopes over 25 percent grade which remain undisturbed or which are restored or enhanced as a result of a development approval, shall be conserved as a condition of that approval through a deed restriction, open space easement, or other suitable device that will preclude any future development or grading of such slopes.

The City has accounted for deductions due to steep slopes pursuant to objective standards contained in the Municipal Code in determining site capacity, and the Overlay Zone has not prevented the City from providing adequate sites.

9.1.4 Floodplain Overlay Zone

The Floodplain Overlay Zone regulations apply to all areas within the Special Study Overlay Zone where site-specific analysis of the land indicates the presence of a flood channel, floodplain, or wetland. The zone also applies to all areas identified as flood channels and floodplains on maps published by the Federal Emergency Management Agency or current City and County maps designating the floodway/floodplain areas. Any development within this zone is required to incorporate a series of improvements or modifications in order to ensure the ability of structures to withstand periodic flooding. The additional standards are also in place to guarantee the preservation of sensitive habitat areas.

The City has accounted for deductions due to sensitive habitat areas in determining site capacity, and this Overlay Zone has not prevented the City from providing adequate sites.

9.1.5 Agricultural Overlay Zone

The Agricultural Overlay (AGO) Zone regulations apply to all properties presently under a Williamson Act contract. No development other than that associated with the agricultural operation subject to the Williamson Act contract may occur within the AGO Zone. Any development that occurs within this zone shall conform to the setback and height requirements of the Rural Residential Zone. Furthermore, an open or landscaped buffer of at least 75 feet shall be provided along the boundary between all property subject to the AGO zone and properties not subject to the AGO zone.

Neither of the agricultural sites designated for lower income housing is under a Williamson Act contract.

9.1.6 Scenic/Visual Corridor Overlay Zone

The Scenic/Visual Corridor Overlay Zone regulations apply to all properties within the Scenic View Corridor along Scenic Highways and adjacent to Significant Viewsheds and Vista Points as described in the Visual Resource Sensitivity Map of the Resource Management Element of the General Plan. When development is proposed on any properties triggering design review within the Scenic View Corridor Overlay Zone, consideration is given to the overall visual impact of the proposed and to the preservation of scenic corridor viewsheds. While some of the lower income sites are included within this overlay zone, in the City's experience consideration of these factors does not reduce the density or preclude the development of properties within these identified areas.

9.1.7 Cultural/Natural Resources Overlay Zone

The Cultural/Natural Resources Overlay Zone regulations shall apply to all areas within the Special Study Overlay Zone where site-specific analysis of a parcel of land is required. For proposed projects which involve parcels containing an archaeological site(s) and/or historical sites and/or structures, a survey by a qualified professional shall be submitted by the project applicant to determine the site's significance and the need for project impact mitigation by preservation (open space easement), further study (excavation/salvage), or other methods. For proposed projects which involve parcels containing ecologically sensitive plant and animal habitats, a survey by a qualified professional biologist shall be submitted by the project applicant to determine the significance of the habitats and the need for project impact mitigation by reservation, re-establishment, or other methods.

The Final Environmental Assessment adopted with the Fifth Cycle Housing Element and incorporated into the City's General Plan identifies the R-30 sites that potentially may have ecologically sensitive plant and animal habitats or could contain archaeological and tribal cultural resources. There are no historic structures present on the R-30 sites. Based on the initial analysis provided in the EA, the project staff will inform the applicant if a site specific analysis is required for archaeology or biology when a project is proposed. Detailed objective standards for these studies are included in the EA. Mitigation measures are identified in the EA if a significant impact is identified, or the report may recommend mitigation measures. Because the EA is incorporated into the General Plan, the City is required to ensure that developments on R-30 sites comply with its requirements. The City has accounted for deductions due to sensitive habitat areas in

determining site capacity, and to date this Overlay Zone has not reduced the capacity of any site below that shown in the Housing Element.

9.1.8 Planned Residential Development (PRD)

Planned Residential Development (PRD) regulations are intended to facilitate development of areas zoned for residential use by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than is generally possible under conventional zoning and subdivision regulations.

These regulations are further intended to promote more economical and efficient use of land while providing a harmonious variety of housing choices, a higher level of residential amenities, and preservation of natural resources and open space. Affordable housing opportunities are encouraged through the application of PRD, the density bonus provisions outline in Chapter 30.16.020 C of the zoning code, and the accessory unit provisions.

9.1.9 Inclusionary Housing

Given the high cost of land in Encinitas, inclusionary housing policy has been one of the most effective approaches to achieve actual construction of affordable housing in the community. Calculations of the number of affordable units required are based on the number of dwelling units in the residential development, excluding any density bonus units. The City's inclusionary housing program applies to housing developments of 7 or more dwelling units. The City's requirements are as follows:

Ownership residential development: the applicant will provide either:

- Fifteen percent (15%) of the dwelling units in the residential development made available at affordable sales price to low-income households; or
- Ten percent (10%) of the dwelling units in the residential development made available at affordable sales price to very low-income households.

Rental residential development: the applicant will provide either:

- Fifteen percent (15%) of the dwelling units in the residential development made available at affordable rent to low-income households; or
- Ten percent (10%) of the dwelling units in the residential development made available at affordable rent to very low-income households.

Chapter 30.41.080 of the Encinitas Municipal Code details alternative compliance options, which include the development of accessory dwelling units, rental units in for-sale developments, the development of affordable units off-site, in-lieu fees, and others. Most developers have provided the on-site units, and projects on housing strategy sites cannot pay in-lieu fees and must create affordable units either on- or off-site. As of December 31, 2019, the ordinance had created 90 very low and low income units.

Prior to the adoption of the most recent changes in the City's inclusionary ordinance, the City met with the development community to ensure the changes would be feasible. As the City's inclusionary housing policy has a long-standing history, developers are familiar with the program and factor any associated costs in their feasibility analysis; most concurrently apply for a density

bonus and associated incentives, which the City permits for inclusionary units that also meet the requirements of State density bonus law. The ordinance provides flexibility by allowing alternatives to on-site construction. For instance, the City allowed a development to meet the inclusionary housing requirements through offsite construction of smaller units.

The City is also conducting additional studies (economic feasibility study, gap analysis, and nexus study) to establish in-lieu fees (except on sites designated to accommodate housing for very low- and low-income households), impact fees for projects with one to six units and a supportable increase to the inclusionary requirement.

To more effectively meet the City's housing goals, the Housing Element includes Program 2A to continue inclusionary housing policies and to present the results of on-going studies and determine whether the inclusionary program can be broadened.

9.1.10 State Density Bonus Law

State Density Bonus Law (SDBL), in Government Code Section 65915, is a voluntary program for developers that requires cities and counties to provide a density bonus and certain other regulatory incentives "when an applicant for a housing development seeks and agrees to construct a housing development" that provides for a certain amount of affordable housing (GC 65915(b)(1). Under State law, a development of five or more units is eligible to receive a density bonus if it meets at least one of the following:

- *Very low income units:* Five percent of the total units of the housing development as target units affordable to very low-income households; or
- *Low Income Units:* Ten percent of the total units of the housing development as target units affordable to low-income households; or
- *Moderate Income Units:* Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- *Senior Units:* A senior citizen housing development of 35 units or more.
- *Housing for Transitional Foster Youth, Disabled Veterans, or Homeless Persons:* 10 percent of the units for very low income persons in these categories.
- *Students:* Twenty percent of the total units for lower income students in a student housing development that meet requirements set by GV 65916(b)(1)(F).
- *Affordable Housing:* At least 80 percent of units for lower income households with a maximum of 20 percent for moderate income households, excluding managers' units.

Density bonuses and development incentives are based on a sliding scale, where the amount of density bonus and number of incentives provided vary according to the percentage of affordable housing units provided and their income level.

The City provides a density bonus for inclusionary units when they also meet the requirements of State density bonus law.

As of February 1, 2021~~October 31, 2020~~, the City had received and approved 3~~2~~4density bonus projects that included ~~5~~97 affordable units; during this same time period, the City did not deny, or require a reduction in the proposed unit count of, any proposed density bonus projects. Almost all projects proceeded to construction. In the ten-year period between 2003 and 2013, 68 percent of all units were approved under density bonus subdivisions. Furthermore, in all cases, the number of density bonus units was at least equal to or exceeded the number of inclusionary affordable units required for the project. This is further evidence that the City's inclusionary housing policy does not serve to constrain housing development.

The City's density bonus ordinance has been amended to be consistent with the amendments to state density bonus law enacted through 2017.~~, and~~ In December 2020, the City Council ~~has~~ adopted amendments to this Ordinance that HCD has stated are not consistent with State law. Therefore, the City will repeal those amendments and update the ordinance consistent with amendments to Density Bonus Law since 2017 as identified in Program 2D.~~, subject to Coastal Commission approval, to provide consistency with amendments adopted through 2020.~~ When future amendments are adopted, the City will adopt conforming amendments, if needed, within one year but will apply relevant state law even before local amendments are adopted.

Table B-40: Approved Density Bonus Projects (2003-2021~~0~~)

Case #	Total Units	Affordable Units	Income Restriction	Unit Type	Time Restriction	Address	Notes
06-111	9	1	50%	Single-Family	30 Years	817 Sandy Court	Built-Renting
05-169	9	1	50%	Single-Family	30 Years	206 Alexander Court	Built -Renting
06-005	18	1	50%	Single-Family	30 Years	1007 Scarlet Way	Built - Sold
06-107	12	1	50%	Single-Family	30 Years	2323 Edinburg Avenue	Approved but Application withdrawn
06-112	14	1	50%	Single-Family	30 Years	813 Dolphin Lane	Built - Rented
08-066	9	1	50%	Single-Family	30 Years	661 Quinten Court	Built - Rented
10-028	12	1	50%	Single-Family	30 Years	1257 Canton Court	Built - Rented
03-090	69	2	60%	Single-Family	30 Years	Coral Cove Way	Built - Sold
		5	60-80%	Multi-Family	Perpetuity	Coral Cove Way	Built
03-009	9	1	50%	Multi-Family	Perpetuity	Paxton Way	Built
11-115/ 09-089	72	6	50%	Multi-Family	Perpetuity	Channel Island Way	Built
04-066	9	1	50%	Multi-Family	Perpetuity	Sheridan Rd./Stewart Way	Built
02-233	20	2	50%	Multi-Family	Perpetuity	639-643 N. Vulcan Avenue	Built
04-021	10	1	50%	Single-Family	30 Years	634 Quail Gardens Ln	Approved - Project

Table B-40: Approved Density Bonus Projects (2003-2021~~0~~)							
Case #	Total Units	Affordable Units	Income Restriction	Unit Type	Time Restriction	Address	Notes
							unlikely to proceed
05-072	10	1	80%	Single-Family	30 Years	685 Calyspo Court	Built - Rented
09-135	19	1	50%	Single-Family	30 Years	1507 Halia Court	Built - Rented
09-200	16	1	50%	Single-Family	55 Years	1335 Desert Rose	Under Construction
11-063	11	1	50%	Single-Family	30 Years	1085 Primrose	Built - rented
11-189	28	2	50%	Single-Family	30 Years	1140/1144 Urania Ave	Built - rented
98-295	120	10	50%	Multi-Family	55 Years	1100 Garden View	Built - rented
04-040	9	1	50%	Single-Family	30 Years	1165 Kava Court	Built - rented
13-187	9	1	50%	Single-Family	30 Years	874 Hymettus Avenue	Built - rented
14-069	13	1	50%	Single-Family	55 Years	923 Moonstone Court	Built - sold
15-064	13	1	50%	Single-Family	55 Years	735 Adelaide Circle	Built - sold
14-111	7	1	50%	Single-Family	55 Years	1412 Mackinnon Avenue	Built - rented
15-008	16	1	50%	Single-Family	55 Years	688 Manzanita Ln	Built - rented
13-267	9	1	50%	Single-Family	55 Years	720 Balour Drive	Built - rented
16-211	13	1	50%	Single-Family	55 Years	710 & 714 Requeza St	Under Construction
15-222	48	4	50%	Single-Family	55 Years	510-516 La Costa Avenue	Approved
18-001	14	1	50%	Single-Family	55 Years/ Perpetuity	735 Santa Fe Drive	Approved
18-074	9	1	50%	Single-Family	55 Years	1231 Birmingham Drive/ 1821 Gwynn Drive	Under Construction
18-086	10	1	50%	Single-Family	Perpetuity	754 Bonita Drive	Approved
18-220	12	1	50%	Single-Family	Perpetuity	555 & 571 N. Vulcan Ave	Approved
3524-2019	250	40	50%	Single-Family/ Mult-Family	55 years (15 units_ Perpetuity (25 units)	1150 Quail Gardens Drive	Approved
Source: City of Encinitas, 2021~~0~~							

9.1.11 Proposition A – Voter's Right Initiative

Proposition A was adopted by voters in June 2013 and requires voter approval of land use changes. Proposition A requires an affirmative vote of the electorate when publicly or privately initiated changes are proposed to increase the currently allowed density of development (such as increasing the allowed number of residential units) to permit residences in commercial zones, or to permit commercial uses in residential zones. A vote is also required to convert residentially zoned properties to commercial or mixed use. Proposition A also modified building height standards in the City, restricting the height of most structures to the lower of two stories or 30 feet. In cases where the existing codes specify a different maximum height standard, the more restrictive standard applies.

As a result, voter approval is required for amendments that would increase residential densities or residential heights or allow residences in commercial zones. On the other hand, the voter requirement also creates additional challenges to converting residentially zoned properties to nonresidential, thereby deterring the potential loss of residential land to commercial, office, or industrial uses.

In November 2016, as required by Proposition A, the City placed a proposed Housing Element and related General Plan amendments and re-zonings on the ballot as Measure T, but it was not approved. In November 2018, the City placed another proposed Housing Element and related General and Specific Plan amendments and re-zonings on the ballot as Measure U, but it was also not approved, and Proposition A did act as a constraint on the City's ability to comply with state housing element law.

On December 12, 2018, Judge Ronald Frazier of the San Diego Superior Court ordered the City to adopt a Housing Element consistent with State law, along with required General Plan, Specific Plan, and zoning changes, within 120 days or by April 11, 2019, preempting Proposition A so that the City could comply with housing element law. The City Council adopted the required changes in March 2019, and they were approved by the Coastal Commission in September 2019. In October 2019 HCD found that the City's Housing Element was in substantial conformance with State law. The rezonings increased densities on selected sites to 30 units per acre, with a minimum density of 25 units per acre, and allowed building heights of 39 feet or three stories on those sites. To comply with HCD's direction regarding the adoption of the Fifth Cycle Housing Element, the City has filed a declaratory relief action, *City of Encinitas v. HCD*, to determine if Proposition A is preempted by state law as related to the adoption of future housing elements and implementing actions. If the courts find that Proposition A is preempted, future votes on housing elements will not be required. Alternatively, the courts may determine that future votes are required.

No increases in density are necessary to accommodate the City's RHNA in this Housin*g* Element, because the City's RHNA has been reduced substantially from that assigned to the City in the previous housing element. Therefore, Proposition A will not require a vote for the City to adopt the sixth cycle Housing Element. However, the City is required to adopt another Housing Element in 2025 and may need to upzone sites between 2021 and 2025 to comply with the 'no net loss' provisions of state law (Section 65863). To ensure that the City can continue to comply with State law, Program 3C requires the City to implement a program to identify potential sites for upzoning at an early date and complete environmental review for those sites so that the City can remain in

compliance with State law by adopting the next housing element by the due date of April 15, 2025 and upzoning any sites required by no net loss provisions within 180 days. It also commits the City to taking other steps to ensure that Proposition A does not act as a constraint on the adoption of future housing elements, or on compliance with the No Net Loss Law.

As discussed in the Section 8.6 on Community Opposition, while Proposition A delayed upzoning that would have allowed larger apartment complexes at densities of 30 units per acre, it will not be known until these units are built if they will attract a more diverse population than currently resides in the City. No 100 percent affordable housing project has been proposed on any of the R-30 sites. Consequently, because it is not known if either market-rate or affordable units built on the R-30 sites will attract a more diverse population there is no evidence available that Proposition A has hampered the City's efforts to affirmatively further fair housing by limiting the housing types constructed in the City. This Housing Element includes an aggressive program to affirmatively further fair housing, and the City will implement Program 3H to examine and mitigate barriers to racial and ethnic equity.

Consistency with State Density Bonus Law

Proposition A does not interfere with the rights of a developer to obtain density bonuses, parking reductions, concessions, or waivers of development standards, including height regulations, under state density bonus law. As stated in the statute, neither density bonuses nor concessions require a general plan, specific plan, coastal plan, or zoning amendment that would trigger the need for a vote under Proposition A. Therefore, no changes to Proposition A are required to enable the City to approve density bonus projects and the City will continue to review and approve projects under density bonus law without the need for a vote of the electorate.

9.1.12 Specific Plans

The City of Encinitas has adopted the following specific plans, which offer a range of housing types, densities, and/or mix of uses:

- Downtown Encinitas Specific Plan (Adopted February 9, 1994)
- Encinitas Ranch Specific Plan (Adopted September 28, 1994)
- North 101 Corridor Specific Plan (Adopted May 21, 1997)
- Cardiff-by-the-Sea Specific Plan (Adopted July 21, 2010)
- Home Depot Specific Plan (Adopted September 8, 1993)

The City anticipates that new residential growth will occur in these Specific Plan areas, especially as mixed-use developments. **Table B-41** summarizes the zones where mixed-use developments are permitted. The densities permitted in these areas are generally suitable for moderate-income housing, achieving 15 – 24 units per acre, but where the R-30 overlay has been applied; the sites are suitable for lower income housing. The adopted specific plans help encourage housing development by making projects eligible for exemptions from the California Environmental Quality Act, either under Government Code Section 65457 (residential development consistent with a specific plan) or Public Resources Code Section 21155.4 (mixed use project consistent with a specific plan in a transit-priority area).

9.1.13 Downtown Encinitas Specific Plan

The Downtown Encinitas Planning area consists of approximately 198.6 acres located within the community of Old Encinitas. The area is bounded by the Pacific Ocean to the west, B Street on the north, Cornish Drive on the east, and K Street on the south. The purpose of this Specific Plan is to treat the unique aspects, problems, and opportunities of the Downtown Encinitas area, and maintain its identity, design features, and scale, while fostering rehabilitation and successful economic restructuring.

The Specific Plan outlines housing strategies for increasing housing potential in the following areas:

First Street Mixed-use: The mixed-use zone for First Street (D-CM-1) allows residential units above or to the rear of primary commercial uses. Standalone residential is not permitted in this sub-district and residential units are not allowed to exceed 50 percent of the gross floor area of any site. Individual dwellings are required to be a minimum of 350 square feet in floor area. There is no residential density specified. Based on development standards and recent development projects when heights of three stories were allowed, the equivalent of up to 34 dwelling units per acre was constructed, taking into account the commercial portion of a site's development.

Second Street Mixed-use*:* The mixed-use zone for Second Street (D-CM-2) allows for residential mixed with commercial on a site as well as a limited amount of stand-alone residential. This is allowed to a maximum of 25 dwellings per acre and for no more than 25 percent of the lots (by lot area) along the street.

Cozen's Site: This sub-district (D-VCM) is another mixed-use zone. This zone is similar to the First Street zone in terms of residential use allowance, with no specified residential density but an overall limit by floor area on residential construction. Residential units in this subdistrict will be attached multi-family.

D-OM Zone: The D-OM Zone is another mixed-use zone, which applies to the east side of Third Street between E and F Streets, and is designed to allow office, residential, or mixed office/residential use. Stand-alone residential is limited to 15 dwellings per acre, to match the surrounding zoning allowance on Third Street. Mixed residential also is limited to 15 dwelling units per acre, and there is no proportional limit to the residential share.

Residential East Subdistrict: This zone does not permit attached apartments of three or more units but allows duplex units on all lots of at least 5,000 square feet. The broadened duplex allowance increases the expected residential build-out potential of this neighborhood and allows for the transition of this neighborhood from original single-family to predominantly multifamily use.

Residential West Subdistrict: With a few exceptions, most notably the Pacific View School site, the Residential West subdistrict is zoned D-R15 and D-R25, allowing up to 15 and 25 dwellings per acre respectively. For the most part these zones carry over the citywide R-15 and R-25 zoning provisions, allowing attached multi-family development.

Stand-alone residential development is required to meet citywide parking standards. Units in mixed-use development, however, are subject to a somewhat simplified parking standard, with no more than two off-street parking spaces required for any dwelling. The Specific Plan also offers a voluntary incentive for mixed-use units which are guaranteed to be affordable to low or very low

income households. Affordable units are allowed a reduced, one- space per unit parking requirement.

The Downtown Encinitas Specific Plan was amended in March 2019 to add the D-VCM R-30 OL Zone. This zone allows densities of 30 units per acre and heights up to three stories to accommodate lower income housing. The Specific Plan was also amended to add development standards associated with the D-VCM R-30 OL zone. A 1.9-acre mixed-use site was placed in the R-30 overlay zone, with the expectation that a mixed-use development accommodating 21 units could be built on the site.

9.1.14 Encinitas Ranch Specific Plan

The Encinitas Ranch Specific Plan is designed to allow agricultural uses to continue operating as a viable business, while permitting a mix of residential, commercial, mixed-use, recreation, and open space uses to develop on the remaining portions of the project site. The Encinitas Ranch Specific Plan provides residential, commercial, and mixed-use development, in addition to a substantial amount of natural open space, recreational area, and agricultural uses on a total of 852.8 acres, which includes the 29.8-acre Magdalena Ecke Park.

The most intense development within Encinitas Ranch occurs in the Green Valley Planning Area, adjacent to El Camino Real. This area includes a 73.8-acre Regional Commercial Center (straddling Leucadia Boulevard) and approximately 24.8 acres of multi-family housing types including townhomes, condominiums and apartments in close proximity to the planned commercial and office uses. Residential densities up to 25 dwelling units per acre are permitted for free-standing residential structures.

Besides the mixed-use development in Green Valley, the West Saxony Planning Area is developed with a mix of traditional residential and office uses. The Encinitas Ranch project also includes single family residential development. Single family dwelling units have been constructed in the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas.

In March 2019 the City amended the Encinitas Ranch Specific Plan to add the ER-R-30 zoning district. This district allows sensitive residential development in conjunction with agricultural businesses in instances where continued agricultural use on the entire site is no longer feasible. The amendment designated an approximately 16-acre portion of the Sidonia East Planning Area for 246 to 296 multifamily residential units (at a density of 25 to 30 du/ac) as part of an agrihood development under the ER-R-30 zoning. The Agricultural Zone provisions of this Specific Plan continue to encourage the continued agricultural use of portions of the Specific Plan Area and a favorable setting in which to continue agricultural operations, while the agrihood concept allows for the continued viability of agricultural businesses on the designated site.

9.1.15 North 101 Corridor Specific Plan

The North 101 Corridor planning area consists of approximately 231 acres located within the communities of Leucadia and Old Encinitas. The specific plan designates 83.1 acres of residential-only zoning which includes 10.4 acres of Residential 3 (N-R3), 28.4 acres of Residential 8 (N-R8), 1.4 acres of Residential 11(N-R1), 4.9 acres of Residential 15 (N-R15), 15.8 acres of Residential 20 (N-R20), 10.6 acres of Residential 25 (N-R25), and 11.6 acres of Mobile Home Park (NMHP).

The Specific Plan has also expanded the uses allowed in commercial zones in the Specific Plan area to allow residential use. There are five distinct commercial mixed-use zoning classifications in the Plan area. The N-CM- 1, N-CM-2 and N-CM-3 zones provide for stand-alone commercial or commercial and residential uses at a maximum density of 25.0 dwelling units per net acre on the same property or in the same structure, with the intent of providing opportunities for housing and live/work or artisan loft arrangements. The N-CRM-1 zone provides for a variety of development opportunities including: 1) stand-alone commercial; 2) stand-alone residential at a maximum density of 25 dwelling units per net acre; and 3) mixed-use at a maximum density of 25 dwelling units per net acre. The N-CRM-2 zone provides the same development opportunities as the N-CRM-1 zone except that the maximum density is 15 dwelling units per net acre.

In March 2019 the City amended the North 101 Corridor Specific Plan area to remove the requirement that "all detached and attached dwelling units in residential only developments must be constructed on a legally subdivided lot or must be subdivided to permit ownership of airspace in the form of a dwelling unit with an undivided share of common elements." This amendment will allow rental housing in the zone.

As part of the adoption of Ordinance 2019-04, the North 101 Corridor Specific Plan was further amended to add the N-R3 (R-30 OL) and N-L_VSC (R-30 OL) zones, along with definitions, A permitted uses and development standards associated with these new zones. Two sites were included in the R-30 overlay zone, a two-acre site with a 50-unit capacity, and a three-acre mixed-use site that may accommodate 33 residences. The mixed-use site must also include at least 30 traditional overnight accommodations providing a full range of affordability.

9.1.16 Cardiff-by-the-Sea Specific Plan

The Cardiff-by-the-Sea Specific Plan focuses on a small but highly visible and highly valued portion of the Cardiff community. Generally considered the "business district" or sometimes "Downtown Cardiff," the area is principally a mix of low-rise retail, office, institutional, and residential uses. Boundaries of the Cardiff-by-the-Sea Specific Plan are irregular but generally include properties between the west side of San Elijo Avenue and the west side of the alley between Newcastle Avenue and Manchester Avenue; and from the south side of Mozart Avenue to the north side of Orinda Drive.

Within the Cardiff-by-the-Sea Specific Plan area are four separate Planning Areas, two of which allow residential uses of up to 11 dwelling units per acre. Planning Area 1 is roughly bound by Mozart Avenue on the north, Montgomery Avenue on the east, Birmingham Drive on the south, and San Elijo Avenue on the west. Single- and multi-family housing, professional and administrative offices, and restaurants define this Planning Area. This Planning Area functions as a transition between the residential area to the south and the commercial area to the north. More than half the area is developed residentially.

9.1.17 Home Depot Specific Plan

The Home Depot Specific Plan area encompasses a total of approximately 55.5 acres in the north central part of the City of Encinitas. The Specific Plan has been subdivided into four planning areas, one of which allows residential uses of up to 5 dwelling units per acre. The Encinitas General Plan allows for a maximum density of 5 dwelling units per acre and a midrange density of 4 dwelling units per acre in Planning Area 2. Planning Area 2 includes 17 single- family detached homes on approximately 6.5 acres (net) at a net density of 2.6 dwelling units per acre.

Table B-41: Zoning Categories with Mixed-use Potential			
General Plan	**Description**	**Mixed-use Type**	**Density Allowed (Du/Ac)**
D-CM-1	Mixed-use	Mixed-use: Commercial with Residential	Approximately 34 du/acre (realistic limit of 15 du/acre with two stories); limited to 50% of site's building floor area; floor area bonus for affordable housing.
D-CM-2	Mixed-use	Commercial with Residential (free-standing (single family or multi-family) or mixed-use)	25 du/ac; free-standing limited to 25% of the zone district's total lot acreage; mixed-use is limited to 50% of site's building floor area; floor area bonus for affordable housing.
D-VCM	Mixed-use	Mixed-use: Visitor-serving commercial -with multi-family residential	18 du/ac and limited to 30% of the ground floor area and 50% of the site's building floor area.
D-OM	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) (Duplex; Senior. or mixed-use)	15 du/ac; mixed-use limited to 50% of the ground floor area.
N-CM-1	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area.
N-CM-2	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area
N-CM-3	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac and limited to 50% of the site's building floor area
N-CRM-1	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) or mixed-use)	25 du/ac; mixed-use limited to 50% of the site's building floor area
N-CRM-2	Mixed-use	Commercial with Residential (free-standing single family (detached or attached) or mixed-use)	15 du/ac; mixed-use limited to 50% of the site's building floor area
N-L-VSC (R-30 OL)	Mixed-Use	Limited Visitor-Serving Commercial with Residential	Minimum 25 du/ac Maximum 30 du/ac; visitor-serving commercial uses; minimum 30
ER-MU-1	Mixed-use	Mixed-use: Commercial with Residential	25 du/ac
ER-MU-2	Mixed-use	Mixed-use: Commercial with Residential	20 du/ac
ER-R-30	Mixed-use	Mixed-use: Commercial with Residential	Minimum 25 du/ac Maximum 30 du/ac; restaurant and agricultural produce sales

9.2 Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts.

- *Rural Residential (RR) – 0.125 to 0.5 du/acre:* Rural Residential is intended to provide for very low density single-family detached residential units on larger lots ranging in size from two to eight net acres with maximum densities of 0.5 to 0.125 units per net acre for compatibility with the more rural areas of the City. Parcels located in flood plain areas are designated 0.125 units per acre (8 net acre lots). One primary dwelling is permitted on each legal lot.
- *Rural Residential 1 (RR-1) – 1.0 du/acre:* Rural Residential 1 is intended to provide for low density single-family detached residential units with minimum lot sizes of one net acre and maximum densities of 1.0 unit per net acre for rural area compatibility. One primary dwelling is permitted on each legal lot.
- *Rural Residential 2 (RR-2) – 2.0 du/acre:* Rural Residential 2 is intended to provide for low density single-family detached residential units with minimum lot sizes of 21,500 net square feet and maximum densities of 2.0 units per net acre, as a transition from the rural to the more suburban areas within the City. One primary dwelling is permitted on each legal lot.
- *Residential 3 (R-3) – 3.0 du/acre:* Residential 3 is intended to provide for single- family detached residential units with minimum lot sizes of 14,500 net square feet and maximum densities of 3.0 units per net acre, as a rural to suburban transition. One primary dwelling is permitted on each legal lot.
- *Residential 5 (R-5) – 5.0 du/acre:* Residential 5 is intended to provide for lower density suburban development consisting of single-family detached units with minimum lot sizes of 8,700 net square feet and maximum densities of 5.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential 8 (R-8) – 8.0 du/acre:* Residential 8 is intended to provide for suburban single-family detached residential units with minimum lot sizes of 5,400 net square feet and maximum densities of 8.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential RS-11 (RS-11) – 11.0 du/acre:* Residential RS-11 is intended to provide for single family detached residential units with minimum lot sizes of 3,950 net square feet and maximum densities of 11.0 units per net acre. One primary dwelling is permitted on each legal lot.
- *Residential 11 (R-11) – 11.0 du/acre:* Residential 11 is intended to provide for a variety of residential development types found within the coastal areas, ranging from single-family detached units to single-family attached units, such as condominiums, townhouses, and senior housing. The minimum lot size is 3,950 net square feet and the maximum density is 11 units per net acre.
- *Residential 15 (R-15) – 15.0 du/acre:* Residential 15 is intended to provide for higher density residential development within the coastal areas including single- family units (attached and detached), duplex units, and senior housing, with a maximum density of 15 units per net acre.

- *Residential 20 (R-20) – 20.0 du/acre:* Residential 20 is intended to provide for compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 20 units per net acre.
- *Residential 25 (R-25) – 25.0 du/acre:* Residential 25 is intended to provide for compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 25 units per net acre.
- *Residential 30 Overlay (R-30 Overlay)* - is intended to provide additional residential development opportunities to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for sites suitable for lower income housing, with a minimum density of 25 units per net acre and a maximum of 30 units per net acre.
- *Mobile Home Park (MHP) – 11.0 du/acre:* Mobile Home Park is intended to provide exclusively for mobile home park development with a maximum density of 11 units per net acre for new or redeveloped parks.

The City's Zoning Code also regulates the physical development of land by imposing minimum standards on lot size, lot width and depth, setbacks, and by placing maximum limits on lot coverage and floor-area ratio (FAR). These development standards are intended to control for unacceptable mass and bulk, ensure proper scale of development, provide minimum light, air, and open space for every lot, and minimize the potential for spillover and edge effects between uses. City-wide, the standards vary among zoning categories and are "fine-tuned" for the specific plan areas. The City's determination of realistic site capacity reflects these standards. The City's standards for the R-30 overlay permit reduced setbacks and higher lot coverage to accommodate the required densities of 30 units per acre.

Table B-42: Residential Development Standards										
Zoning District	Maximum Density	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot (ft.)		Setbacks (ft.)			Floor Area Ratio (FAR)	Maximum Lot Coverage
				Width	Depth	Front	Rear	Side		
RR	0.123 (8 ac flood plain) 0.26-0.5 (2-4 ac, depending on slope)	26-30	2 acres	110	150	30	25	15-20	NA	35%
RR-1	1	26	1 acre	110	150	30	25	15	NA	35%
RR-2	2	22-26	21,500	100	150	30	25	10-15	NA	35%
R-3	3	22	14,500	80	100	25	25	10	NA	35%
R-5	5	22	8,700	70	100	25	25	10	0.6	35%
R-8	8	22	5,400	60	90	25	25	5-10	0.6	40%
R-11/ RS-11	11	22	3,950	40	90	20	20	5-10	0.6; 0.5*	40%
R-15	15	22	20,000	100	150	20	15-20	5-20	NA	40%
R-20	20	22	20,000	100	150	20	15-20	5-20	NA	40%
R-25	25	22	20,000	100	150	20	15-20	5-20	NA	40%
R-30 (OL)	30	35-39[1]	30,000	100	150	10	10	10	NA	65%
MHP	11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NA	N/A

Source: City of Encinitas Zoning Code, 2020.
See EMC Section 30.16.010B6 for more detail regarding building height limits in the R-30 (OL) zone.
*0.6 for standard lots and 0.5 for substandard lot. Substandard lot under floor area ratio refers to a lot that does not meet the standard for lot area.

Because Encinitas developers are very familiar with state and local density bonus law, with over two-thirds of units in projects utilizing density bonuses or incentives, developers are commonly able to obtain densities higher than those permitted by the City's General Plan and zoning and to obtain incentives and waivers to modify any standards that may pose a constraint. As a consequence, local development regulations do not operate as a constraint to obtaining the maximum permitted density on any site.

9.2.1 Minimum Lot Sizes

Minimum lot sizes and dimensions (width and depth) correspond to their residential density categories such that application of these standards will allow planned density to be achieved. For example, the R-11 zone requires a minimum net lot size of 3,950 square feet (sf) per dwelling unit (du) and minimum dimensions of 40 feet by 90 feet, which is less than the 3,960 sf/du minimum required to achieve a density of 11 du/acre (43,560 sf /11 du = 3,960 sf/du). Additionally, City ordinances allow some flexibility for legal non-conforming lots whose sizes may not meet current minimum standards. For example, a duplex development is permitted on legal lots as small as 5,000 sf gross area (2,500 sf/du). Therefore, minimum lot size and lot dimension standards do not constrain the ability to achieve planned densities.

9.2.2 Setbacks

Minimum setback or yard requirements vary among the residential zones. The primary purposes of imposing setbacks is to ensure adequate air and light between properties, to ensure adequate on-site access and circulation, to provide opportunities for private open space areas (yards), and to separate uses between properties to minimize conflicts and potential life/safety hazards. Setbacks are generally proportional to lot size, for example lots with lower square footage have smaller minimum setbacks. As with other development standards, the Zoning Code and specific plans provide flexibility to minimum requirements under certain circumstances. For example, in the R-15 to R-25 zones, the minimum side yard requirement can be reduced from 15 feet to five feet for existing legal lots that do not meet current minimum lot size requirements. Also, the front yard requirement can be reduced from 20 feet to 15 feet in cases where parking access can be taken from an abutting alley. Required setbacks have been substantially reduced in the R-30 zone. It is unlikely that setback requirements inhibit maximum density from being realized; in particular because, there is enough flexibility in the current ordinances that setback requirements do not constitute a significant constraint on residential development. Setback requirements have been considered in the City's calculation of realistic site capacity.

9.2.3 Lot Coverage and FAR

Lot coverage and floor area ratio (FAR) standards are intended to control bulk, mass, and intensity of a use. Lot coverage limits a building's footprint and is defined as the ground floor area of building(s) divided by the net area of a lot, expressed as a percentage. FAR limits the total floor area and is expressed as a ratio between the floor area of building(s) and gross lot area. In most residential-only zones (except R-30), while maximum lot coverage ranges between 35 to 40 percent, a FAR of 0.6 applies only in the middle density zones (R-5 to R-11/RS-11). Lot coverage in the R-30 zone may be as high as 65 percent. Floor area ratio limits do not apply to the higher density multi-family zones, nor do they apply to any but three of the specific plan mixed-use zones (D-CM-2, D-OM, and D-VCM). As applied to residential development, lot coverage and FAR standards only limit the size of dwelling units, and do not limit the number of units or density. FAR, combined with height limitations, can potentially prevent maximum density from being achieved in older, small lot areas, but as discussed under "Residential Height Limits," the City has adopted more flexible zoning standards to encourage infill and redevelopment in these areas, and density bonus waivers and incentives can further modify these requirements.

To examine whether the FAR limitation alone or in combination with other development standards has resulted in development at less than maximum density, the City reviewed records of new construction between 2000 and 2007 in the R-11 and D-CM-2 zones. During this time period some 85 new units were constructed in the R-11 zone. Only three properties developed at less than maximum density, none of which appeared to have been constrained by FAR or other development standards. Two of the properties developed as single-family homes with an accessory unit and the third developed as a single-family dwelling only. Also, during this period, five mixed-use projects were constructed in the D-CM-2 zone. Three of these developed at or near the maximum 0.65 FAR, only one of which achieved maximum density. The two that did not develop at maximum density elected to provide non-residential floor area rather than residences (this zone allows standalone residential). Therefore, while it is conceivable that some combination of development standards may preclude maximum density from being realized under unique

circumstances, the City's analysis has not identified any such constraints in the multi-family or mixed-use zones. Lot coverage and FAR do not constrain the ability to achieve planned densities.

9.2.4 Building Height

Residential building height in the rural residential zones (R through RR-1 and RR-2 for standard lots in Olivenhain) is permitted up to a maximum of 30 feet without discretionary review (26 feet in height if the structure consists of a flat roof). For most other residential zones, building height is limited to two-stories and 22 feet (flat roof)/26 feet (pitched roof). In the R-30 overlay zone, height is limited to three stories and 35 feet (flat roof)/39 feet (pitched roof). Outside the R-30 zone, height is measured from the lower of natural or finished grade, while in the R-30 zone height is measured from finished grade. Detailed analysis at the time of the adoption of the R-30 zone standards showed that densities of 30 units per acre could be accommodated within the R-30 height limits.

Local developers have confirmed that R-25 sites could develop at densities of 19-24 units per acre under the existing height limits. The building envelopes resulting from the height limits discussed above, combined with other development standards such as setbacks, result in sufficient area to realize the density of dwellings as planned for individual lots. While certain lots in the City may be impacted by physical limitations, such as non-conforming lot areas and/or unusual shapes or topography, such properties can seek relief from development standards through the variance or density bonus process. Also, since substandard lot conditions are most likely to occur in the older parts of the city, flexibility in the zoning regulations has been provided in those areas through the adoption of specific plans.

9.2.5 Net and Gross Lot Area

The City's General Plan and Zoning Code require that certain constrained lands be excluded from net lot area. The net lot area is then utilized to calculate the project density. For purposes of density, the gross lot area is reduced by the presence of steep slopes as follows: the density for properties containing slopes is calculated based on the following:

- Zero to 25 percent slope – no deduction (100 percent density);
- 25-40 percent slope – half of area deducted (50 percent density); and
- Slopes greater than 40 percent, plus or minus area completely excluded (no density allowance).

Other constrained areas are deducted as well, including floodplains, beaches, permanent bodies of water, significant wetlands, major utility easements, railroad track beds or rights-of-way, and easements for streets and roads. However, almost 99 percent of the identified constrained lands occur in the lower residential density categories: 1 du/acre through 8 du/acre. Land at these densities is capable of supporting above-moderate income housing. As demonstrated in Appendix C to this Housing Element, the City has sufficient land to provide adequate sites for all income levels, even with the environmental constraints identified above; however, to ensure that lower income sites where developments must achieve a minimum density of 25 units per net acre are not constrained in their ability to develop up to the maximum permitted density, the calculation of gross acreage in the R-30 Overlay zone shall not deduct private access roads, parking lots, driveways, and drive aisles . Most projects submitted in the R-30 zone to date have proposed densities greater than shown in the calculations of site capacity.

9.2.6 Parking Standards

Adequate off-street parking shall be available to avoid street overcrowding. Parking requirements for single-family and multi-family residential uses in Encinitas are summarized in **Table B-43**.

Table B-43: Parking Requirements	
Type of Residential Development	**Required Parking Spaces**
SRO Hotels	1 space for every 2 living units; unless the applicant provides substantial evidence demonstrating that the actual parking need is lower, subject to the approval of the Development Services Director.
Single-Family or Two-Family Dwelling	2 enclosed parking spaces for each unit up to 2,500 square feet of floor area. 3 spaces for dwelling units in excess of 2,500 square feet. Any parking space over 2 spaces may be enclosed or unenclosed
Accessory Dwelling Unit	1 space per unit, unless exempt
Multiple-Family Apartments (including Mobile Home Parks)	
Studio Apartments	1.5 spaces per unit + 0.25 spaces per units
1-2 Bedroom Units	2 spaces per unit + 0.25 spaces per units
3+ Bedroom Units	2.5 spaces per unit + 0.25 spaces per units
Deed Restricted Affordable Low- Income Units R-30 OL	
Studios and 1 Bedroom Units	1.0 spaces per unit (guest parking included)
2 Bedroom Units	1.5 spaces per unit (guest parking included)
3+ Bedroom Units	2.0 spaces per unit (guest parking included)
Source: City of Encinitas Zoning Code, 2020.	

Additionally, within the Downtown Encinitas and North 101 Corridor Specific Plan areas only one space per unit is required for units that are guaranteed affordable to low or very low income households. The majority of residential projects in the City are eligible for density bonuses and can elect to use the lower standards permitted by state density bonus law (no more than one onsite space per unit for studio to one-bedroom units, two onsite spaces per unit for two to three bedroom units, and 2.5 onsite spaces per unit for four or more bedroom units, inclusive of guest and disabled parking spaces; less parking is required for affordable housing and projects near public transit).

Through the conditional use permit process, the City can also consider a less stringent parking requirement if a site-specific parking study clearly demonstrates that traffic circulation, public safety, coastal access, and the availability of public on-street parking are not impaired. The Zoning Code also provides for case-by-case evaluation of proposed joint-use parking agreements and off-site parking arrangements.

While off-street parking standards can affect planned residential density, especially for small lots and in-fill areas, this potential constraint is mitigated by the incentives and flexible standards described above. However, the Housing Element includes Program 3A to amend the zoning code parking standards for affordable, mixed-use and transit-oriented housing projects and to ensure that the parking standards do not constrain realistic capacity.

9.2.7 Flexibility in Development Standards

In addition to the variability and flexibility in the development standards described above, the Zoning Code also provides potential for further flexibility through the Lot Area Averaging and Planned Residential Development (PRD) entitlement processes. Implemented through a conditional use permit, these provisions encourage more creativity and flexibility in design to minimize grading, preserve significant natural resources or topographical features, and promote more efficient and economical use of land. Where the lot averaging and PRD processes are not appropriate, but relief from the above standards is still warranted, the opportunity for a variance approval exists, and the majority of projects are able to further modify development standards through the use of density bonus incentives and waivers. In any case, most recent projects in Encinitas have achieved densities greater than those allowed by zoning. As such, the above standards collectively do not pose a significant constraint to residential development. To the extent that standards applicable to specific sites may pose a constraint, site capacity has been reduced in Appendix C.

9.2.8 Mid-range Density

Previously the City limited projects resulting in five or more residential units/lots to the mid-point density of the applicable zoning category. This policy was eliminated in March 2019 to remove a perceived potential constraint on development.

9.3 Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions shall identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, accessory dwelling units, factory-built housing, mobile homes, employee and agricultural worker housing, transitional and supportive housing, single-room occupancy units (SROs), and housing for persons with disabilities.

Table B-44 below summarizes the various housing types permitted within the City's residential zoning districts. In addition to the residential zones shown below, some of these housing types are permitted within portions of the Encinitas Ranch, Cardiff-by-the -Sea, and Downtown Encinitas Specific Plans. **Table B-45** summarizes the various housing types permitted within each of the Specific Plan areas.

Table B-44: Use Regulations for Residential Zones

P = Permitted by Right, C = Conditional Use Permit (Major), X = Prohibited

Use	RR, RR-1, RR-2	RS-11, R-3, R-5, R-8	R-11, R-15	R-20, R-25	R-30 (OL)	MHP
Single-Family Dwelling	P	P	P	P	X	P
Accessory Dwelling Unit	P	P	P	P	P	P
Multi-Family Dwelling	X	X	P	P	P[1]	X
Mobile Home Park	X	X	C	C	X	P
Mobile Home (Incl. Dwelling Unit)	P	P	P	P	X	P

Residential Care Facility (6 or fewer)	P	P	P	P	P[2]	X
Residential Care Facility (7 or more)	C	C	C	C	C[2]	X
Supportive Housing	P[6]	P[6]	P[6]	P[6]	P[1, 6]	X
Transitional Housing	P[6]	P[6]	P[6]	P[6]	P[1, 6]	X
Single Room Occupancy Housing	X	X	P[3]	P[3]	P[1, 3]	X
Qualified Employee Housing - 6 or Fewer Employees [5]	P	P	P	P	X	P
Qualified Employee Housing – 7 or More Employees [4]	P	P	P	P	P	P

Notes:

1. Applicable only to sites within the R-30 Overlay zoning district proposed to be developed at a minimum density of 25 units per net acre and a maximum density of 30 units per net acre and proposed for at least 16 dwelling units. As required by Government Code Section 65583.2, residential development projects proposed to include at least 20 percent lower income units, as defined in Health and Safety Code Section 50079.5, and not including an application for a subdivision map, shall be approved as a use by right. A use by right may not be subject to any City discretionary approval that constitutes a project under the California Environmental Quality Act; however, such use by right does not exempt projects from design review or the requirements of the California Coastal Act.
2. Applicable only to uses that are accessory or ancillary uses to a residential use meeting all of the requirements of the R-30 Overlay zoning district.
3. Single room occupancy housing is subject to all municipal codes regulations and other standards generally applicable to multiple-family residential buildings in the same zone and specific standards as set forth in Section 30. 16.050.
4. Qualified Employee Housing of 7 or more employees is permitted as an accessory use in conjunction with an approved agricultural use per Section 30.48.040R.
5. Shall be deemed a single-family residence and subject to all municipal codes, regulations and other standards generally applicable to other residential dwellings of the same type in the same zone.
6. Supportive and Transitional Housing are residential uses and are subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Table B-45 Use Regulations for Residential Zones (Specific Plan Areas)			
P = Permitted By Right, C = Conditional Use Permit (Major), X = Prohibited			
Use	**Encinitas Ranch Specific Plan[1]**	**Cardiff-by-the-Sea Specific Plan[1]**	**Downtown Encinitas Specific Plan[1]**
Single-Family Dwelling	P	P	P
Accessory Dwelling Unit	P	P	P
Multi-Family Dwelling	P	P	P
Mobile Home	P	P	P
Mobile Home Park	X	X	C
Manufactured Housing	X	X	X
Residential Care Facility (6 or fewer)	P	P	P
Residential Care Facility (7 or more)	C	C	C
Supportive Housing	P[2]	P[2]	P[2]

Table B-45 Use Regulations for Residential Zones (Specific Plan Areas)			
P = Permitted By Right, C = Conditional Use Permit (Major), X = Prohibited			
Use	**Encinitas Ranch Specific Plan[1]**	**Cardiff-by-the-Sea Specific Plan[1]**	**Downtown Encinitas Specific Plan[1]**
Transitional Housing	P[3]	P[3]	P[3]
Single Room Occupancy Housing	P[4]	P[4]	P[4]
Qualified Employee Housing - 6 or Fewer Employees	P[5]	P[5]	P[5]
Qualified Employee Housing – 7 or More Employees	P[6]	P[6]	P[6]

Notes:

1. Uses are only permitted or conditionally permitted in designated zones within the Specific Plan Area. See the permitted uses table within each Specific Plan for specific permitted uses.
2. Supportive Housing is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
3. Transitional Housing is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
4. Single room occupancy housing is subject to all municipal codes, regulations and other standards generally applicable to multiple-family residential buildings in the same zone and specific standards per EMC Section 30.16.050.
5. Shall be deemed a single-family residence and subject to all municipal codes, regulations and other standards generally applicable to other residential dwellings of the same type in the same zone.
6. Permitted as an accessory use in conjunction with an approved agricultural use. See EMC Section 30.48.040R for specific requirements.

Pursuant to state law, the City's zoning code must allow for the development of manufactured housing to be permitted in the same manner as conventional single-family units. Program 2G has been added in the City's housing policy program to ensure consistency with state law.

9.3.1 Single-Family Dwelling

A "single-family dwelling" is defined in the Zoning Code as a one-family dwelling, attached or detached, located on separate lots or parcels exclusively for residential occupancy. Single-family dwellings are permitted in all residential zones, with the exception of R-30. The City's definition of "family" does not limit the number of unrelated persons who may be considered a "family," as discussed later in this Appendix.

9.3.2 Accessory Dwelling Unit and Junior Accessory Dwelling Unit

Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Junior accessory dwelling units (JADUs) may share a bath, and typically have limited kitchen facilities. Accessory dwelling units may be an alternative source of affordable housing for lower-income households, seniors, family members, and live-in assistants enabling owners to age in place.

As described in Program 1C, the City has adopted flexible ADU standards to encourage ADU production. Those standards allow both an ADU and a JADU on one lot, reduce setbacks, and increase floor area. The City also waives development fees for ADUs. The City is currently in

the process of updating the existing ADU and JADU ordinance to be consistent with state laws adopted in 2019. See additional discussion in Section 12.1 of this Appendix.

9.3.3 Multi-Family Dwelling

According to the State Department of Finance, multiple-family housing comprised approximately 22 percent of the 2010 housing stock in Encinitas. In 2017 that number was approximately the same. The Zoning Code allows multi-family developments as a permitted use in the higher density residential zones (R- 15, R-20, R-25, and R-30 OL). The maximum density for the R-30 Overlay zone is 30 units per acre.

9.3.4 Mobile Home Parks and Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households. According to the California Department of Finance, there were 770 mobile homes in the City as of January 2010. In 2017, that number was estimated to be 844 units. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations.

The Encinitas Municipal Code does not define manufactured housing. However, factory-built modular homes, constructed in compliance with the City's construction codes, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, are considered single-family dwellings and treated as such. Mobile Home Parks require a Conditional Use Permit (CUP) in the R-11 and the higher density residential zones (R-15, R-20 and R-25) and are a permitted use in the MHP zone.

9.3.5 Residential Care Facilities

Residential care facilities licensed by a federal, state, or county agency provide 24-hour non-medical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Several state laws, including the Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code), require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as single dwelling unit and therefore shall be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing in the same district.

In accordance with these provisions, Encinitas allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted in all single-family residential zones when located on a prime arterial roadway, and conditionally permitted in all multi-family zones. Conditions for approval are similar to those of similar uses in the same zone.

9.3.6 Group Homes

In December 2020 the City adopted an ordinance regulating group homes. "Group homes" are unlicensed homes providing a supportive living environment for disabled persons, not including

residential care facilities or persons living in a home as a single housekeeping unit. ~~Group homes serving six persons or less are permitted in all residential zones with a ministerial group home permit. Group homes serving seven or more persons are conditionally permitted in multi-family zones and conditionally permitted in single-family zones when located on a prime arterial roadway. The homes must be separated by 650 feet from similar facilities, but operators may request a reasonable accommodation if that condition is not met.~~

~~The other conditions applied to a group home permit are primarily intended to protect residents of the group home by requiring a house manager, compliance with all applicable laws, and at least 48 hour notice and contact with the County of San Diego and the person's emergency contact if the person is to be evicted. Additional provisions applicable to sober living homes include a requirement for participation in a recovery program, prohibition on use of alcohol, cannabis, and illegal drugs, and provision of a good neighbor policy.~~

~~The Encinitas ordinance is similar to an ordinance adopted by the City of Costa Mesa, which has been subject to several court challenges. In December 2018, a federal District Court jury found that the ordinance, which included separation requirements, was not discriminatory and would benefit the residents. The evidence introduced included: separation requirements imposed by the state of California on certain licensed facilities; recommendations of the American Planning Association; and testimony that the separation requirements were intended to prevent institutionalization and integrate residents into regular residential neighborhoods. If a court should find that any provisions included in the ordinance are discriminatory or otherwise violate fair housing laws, the City will not enforce those provisions and will adopt any required amendments within one year.~~HCD has stated that the Group Home Ordinance is not consistent with State law. HCD has stated that these changes are not consistent with state law. Therefore, ~~City has amended~~ Program 2E ~~to~~ states that ~~it~~ the City will ~~amend~~ repeal the ordinance within six months and immediately suspend enforcement of the ordinance. ~~if there is any change in case law.~~

9.3.7 Emergency Shelters

Government Code Section 65583 requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone shall have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population.

Need for Emergency Shelters

In January 2020, the annual Point-in-Time Count found 33 sheltered and 47 unsheltered individuals in the City of Encinitas.

Table B-46: Homeless Count (2016 – 2020)

Year	Total	Unsheltered	Sheltered
2016	93	54	39
2017	117	84	33
2018	125	86	39
2019*	120	79	41
2020*	**80**	**47**	**33**

Note: **Beginning in 2019 San Dieguito, Solana Beach, and Del Mar numbers were included in Encinitas total*.

Zoning for Emergency Shelters

In February 2019, the City of Encinitas adopted Ordinance 2019-01 which permitted emergency shelters within the Light Industrial (LI) and Business Park (BP) zones as required by California Government Code Section 65583(a)(4) (A-D). Emergency shelters, as defined in the California Health and Safety Code Section 50801(e) that are in conformance with the provisions of Encinitas Municipal Code Chapter 30.36 shall be approved without any discretionary approvals (including such discretionary approvals as design review and use permit approval) and are exempt from the provisions of Chapter 23.06 (citizen participation plan) and the California Environmental Quality Act; however, such uses are subject to the California Coastal Act. Areas designated as LI and BP within Encinitas total approximately 28 acres. The amendments to the Encinitas Municipal code with Ordinance 2019-01 and Ordinance 2019-23 (which made a minor change in the ordinance) were approved by the California Coastal Commission in early 2020 and are currently in effect. The discussion below describes the suitability of the zoned area for emergency shelters.

Access to Public Transit and Services

In selecting an appropriate location for emergency shelters, access to public transit was an important consideration, as many individuals and households experiencing homelessness do not have reliable means of transportation. This area is well served by public transportation and regional connections. North County Transit District (NCTD) offers two bus routes (the 309 and the 304), both of which operate frequently and have stops located within 0.15 miles – 0.8 miles of the area. The 309 runs along Encinitas Blvd and El Camino Real and connects with the El Camino Real Sprinter station in Oceanside. The 304 route runs along Santa Fe Drive and connects to the Sprinter (light rail) station in San Marcos, adjacent to Palomar College. Both the 304 and 309 bus routes connect at the Encinitas Transit Center (approximately 1 mile), which is served by the Coaster (train connecting Oceanside to Downtown San Diego), and the 101 bus route, connecting Oceanside to the Veteran's Administration in La Jolla.

Another important consideration was proximity to jobs. Several nearby businesses, including grocery and convenience stores, car washes, restaurants, and fast food chains are well established and located within 0.25 – 0.5 miles of the BP and LI zones. Within the BP and LI zones, there are several employers including an auto parts store, automotive repair, and light manufacturing and industrial businesses. The BP and LI zones are located along a major arterial (Encinitas Blvd), which runs east/west and links downtown Encinitas to the El Camino Real commercial corridor. The Downtown area and the El Camino Corridor both have ample employment opportunities, with businesses such as restaurants, fast food chains, car washes, automotive repair, retail, convenience and grocery stores, and drinking establishments. Additionally, close proximity to the Encinitas Transit Center enables workers to travel farther for employment.

The selected zones are also close to a variety of services. The Community Resource Center (CRC) is an important local partner to the City in providing housing navigation and supportive services for those experiencing homelessness and other at-risk populations. CRC's main social service office is located within 1.2 miles of the BP and LI zones, accessible by transit. The City

provides funding to CRC to operate the *Opening Doors* program, which matches homeless households with housing navigators and housing resources, to ultimately be placed into permanent housing. The Community Resource Center also established an Advisory Committee on Homelessness in Encinitas, comprised of public agency staff, law enforcement, community members, homeless activists, and others. This committee has proven to be an effective communication tool and resource network between all relevant stakeholders. CRC also offers emergency shelter and transitional housing for domestic violence victims, housing prevention programs, case management, self-sufficiency planning, tax preparation, and move-in and transit support (gas cards, transit passes, security deposits, etc.). Proximity to CRC was an important consideration in the selection of zone(s) appropriate for an emergency shelter.

Many faith-based institutions are also located in close proximity to the BP and LI zones: St Johns (1.1 miles), San Dieguito Methodist Church (0.6 miles), St. Andrews (1.2 miles), Seacoast Church (0.6 miles), and Bethlehem Lutheran (1.1 miles). All churches are accessible by public transit except Seacoast, which is within walking distance, and most of these churches have been involved in resolving homelessness in Encinitas. For example, St. Andrews hosts a regular mobile shower event for the homeless, Seacoast Church voluntarily hosted a mobile handwashing station and portable toilet during a Hepatitis A outbreak and has expressed interested in building on-site affordable housing, and Bethlehem Lutheran and San Dieguito Methodist both participate in the Winter Rotational Shelter program, operated by Interfaith Shelter Network.

The City's Community and Senior Center is located approximately 1 mile from the BP and LI zones and is accessible by transit. The Senior Center offers daily lunch service for a suggested donation of $4.00, provides transportation services, and acts as a hub for a host of other resources to seniors. Additionally, the YMCA Magdalena Center is just 0.8 miles away, also accessible by transit, and offers a number of programs for families. The YMCA offers subsidized childcare, youth and family services, and membership scholarships.

The Encinitas Public Library and Encinitas City Hall are approximately 1 mile from the BP and LI zones and accessible by transit. The library offers a computer lab, free internet access, and serves as an information hub for resources. City Hall is where the City's Development Services Department is located, which is responsible for administering the City's housing programs, including Section 8 Rental Assistance. Additionally, North County Health Services, which serves low-income and uninsured populations, is located in downtown Encinitas, just 1.6 miles from the BP and LI zones. Additionally, Scripps Memorial Hospital is 1.1 from the BP and LI zones. Each of these health care facilities is accessible by public transit.

The City of Encinitas has partnerships with many other service providers. The City provides Community Development Block Grant (CDBG) program funds to a number of homeless service providers for homeless prevention and regional shelter efforts. Having these relationships in place strengthens the potential for an emergency shelter in the LI and BP zones. To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies.

Other North County facilities and services for those experiencing homelessness include:

- Mental Health Systems (Oceanside – 12.2 miles)
- Interfaith Community Services (Vista – 16.4 miles)
- La Posada Shelter (Carlsbad – 7.8 miles)

- Women's Resource Center (Oceanside – 12.2 miles)
- Operation Hope (Vista – 15.6 miles)
- Haven House (Escondido – 16.4 miles)
- Interfaith Community Services (16.4 miles)
- North County Lifeline (Oceanside 13.1)
- Oceanside Transit Center (Oceanside – 13.1 miles)

Opportunity for Creation of Emergency Shelters

Development of emergency shelters would most likely involve the adaptive reuse of existing nonresidential structures (commercial and industrial uses) in the BP and LI zones. In general, adaptive reuse of a non-residential structure is the most likely means by which an emergency shelter could be created in the City. The feasibility of adaptive reuse from a building code standpoint would be similar in the BP and LI zones as in any other location throughout the City.

Consistent with dormitory style living, an average of approximately 75 to 100 square feet would be required per shelter bed, including space for waiting/intake areas, kitchen and eating areas, common living space, bathrooms, and storage. Based on this rule of thumb, one or more facilities totaling approximately 3,525 sf to 4,700 sf would be required to house the City's entire unsheltered homeless population of 47 individuals. The BP and LI Zones contain adequate capacity to accommodate such a facility in one or more locations.

The BP and LI zones consist of 28.56 acres; of which 0.32 acres is vacant of any structures. The remaining area is developed as an industrial park with a variety of business and light industrial uses such as light manufacturing and warehousing. Of those parcels with existing structures, seven have structures larger than 10,000 square feet, six have structures between 5,000 – 10,000 square feet, and the remaining parcels contain structures of less than 5,000 square feet. With an allowable Floor Area Ratio (FAR) of 0.75, even the smaller parcels would be sufficient to accommodate the needs of the City's unsheltered homeless population.

As of December 2019, the North Coast Business Park website listed a total of 12 suites available for lease within the BP zone, totaling 18,204 square feet. A subsequent field visit confirmed the vacancies, and also revealed additional vacancies within the LI zone, although no for rent or sale signs were noted. This demonstrates the availability of space within the BP and LI zones suitable to accommodate the City's unsheltered homeless population need.

Emergency Shelter Development Standards

Development standards for emergency shelters have been adopted by the City Council. The statute permits the City to apply only limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to State law, emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that the City may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.

- The provision of onsite management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Standards adopted by the City are consistent with these limitations and facilitate the provision of emergency shelters in the designated zones. The City is modifying its parking standard for emergency shelters based on changes in the statute.

Low Barrier Navigation Centers

AB 101, adopted in 2019, requires approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. In addition, the City will adopt policies and procedures for processing supportive housing and low barrier navigation center by December 31, 2022 as identified in Program 2E.

9.3.8 Transitional Housing

Government Code Section 65582 defines "transitional housing" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time, that shall be no less than six months from the beginning of assistance. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can be located in single-family homes but is usually located in multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

On November 20, 2019, the City adopted ordinance 2019-14 which amended its Zoning Code to allow transitional housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone. The Ordinance was approved by the California Coastal Commission in early 2020 and is currently in effect.

9.3.9 Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Government Code Section 65582 defines “supportive housing” as housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with lower incomes who have one or more disabilities, including mental illness, HIV or

AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code, who include persons diagnosed with a developmental disability before age 18) and may, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. Similar to transitional housing, supportive housing may be located in single-family homes or multi-family apartments. Supportive housing includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

On November 20, 2019, the City adopted ordinance 2019-14 which amended its Zoning Code to allow supportive housing meeting the definition in Section 65582 to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone. The Ordinance was approved by the California Coastal Commission in early 2020 and is currently in effect.

Permanent Supportive Housing as a Use by Right

AB 2162 (2018) and AB 139 (2019) require that supportive housing be permitted use by right where multifamily and mixed uses are permitted, including nonresidential zones permitting multi-family use. If the City receives applications for these uses, it will process them as required by State law. In addition, the City will adopt policies and procedures for processing supportive housing and low barrier navigation center by December 31, 2022 as identified in Program 2E.

9.3.10 Single Room Occupancy Units (SROs)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit.

In November 2019, the City adopted Ordinance 2019-16 to allow SROs as a permitted use where multi-family residential uses are permitted and provided development standards. The ordinance was approved by the California Coastal Commission in early 2020 and is currently in effect.

9.3.11 Tiny Homes

The City has also expressed its interest in exploring the concept of “tiny homes.” The tiny house movement (also known as the "small house movement") is a description for the architectural and social movement that advocates living simply in small homes. There is currently no set definition as to what constitutes as tiny home in the City’s Zoning Code; however, a residential structure under 500 square feet is generally accepted to be a tiny home. The City has no minimum unit size that would limit the provision of tiny homes.

9.3.12 Qualified Worker Housing

On November 20, 2019, the City Council adopted ordinance 2019-14 which amended its Zoning Code to comply with State laws with regard to employee and agricultural worker housing. Specifically, pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group

quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. For properties where agricultural uses are permitted by right, the City may not treat employee housing that meets the above criteria any differently than an agricultural use. The ordinance also revised the term "farmworker housing" to be referred to as "qualified worker housing" within the Municipal Code.

Furthermore, any employee housing providing accommodations for six or fewer employees must be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a residence is permitted. To comply with state law no conditional use permit or variance will be required.

9.4 Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

9.4.1 Land Use Controls

Under State law, small licensed residential care facilities for six or fewer persons shall be treated as regular residential uses and permitted by right in all residential districts. Encinitas allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted. The City has not adopted a spacing requirement for residential care facilities.

9.4.2 Definition of Family

A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City of Encinitas Zoning Code defines a "family" as "one or more persons, an individual or two (2) or more persons related by blood, marriage or adoption, or a group including unrelated individuals bearing the generic character of and living together as a relatively permanent unit sharing such needs as cooking facilities. Family shall also mean the persons living together including the licensee, the members of the licensee's family, and persons employed as facility staff in the following facilities licensed to serve six (6) or fewer persons: A) a licensed "residential facility", as that term is defined in the California Community Care Facilities Act, California Health & Safety Code Section 1500 et. Seq; B) a licensed "residential care facility for the elderly", as that term is defined in the Residential Care Facilities for the Elderly Act, California Health & Safety Act, Section 1569 et. seq.; C) a licensed "congregate care" or "intermediate care facility, as defined in California Health & Safety Code Section 1250; or D) a licensed Alcohol and Drug Abuse Recovery Treatment Center, as defined in the Uniform Controlled Substances Act, California Health & Safety Code Section 11000 et seq." The City's definition of family does not limit the number of unrelated persons living together, and the Regional

Analysis of Impediments concluded that it conforms with fair housing laws and state law and does not need to be amended.

9.4.3 Building Codes

The Building and Safety Division actively enforces Titles 11A and 11B of the California Building Code and Americans with Disability Act provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Section 233.3.2 of the 2010 ADA Standards for Accessible Design requires that a percentage of units in a housing development provide mobility accessibility features and communications features. Other features, such as accessible parking spaces, accessible route of travel, and accessible baths, are also required.

9.4.4 Encroachment Permit Procedure

Encroachment permits for structures within public rights-of-way are handled administratively by the Engineering Services Department. Improvements designed to improve accessibility (such as a wheelchair ramp) that encroach on the public right-of-way need a Permanent Encroachment permit with a Maintenance and Removal Covenant. The applicant provides a drawing of the proposed improvements in relation to the public right of way, which is then reviewed by the City Engineer. The improvements must be completed by a licensed and insured general contractor. There is a nominal permit fee as well as a small recording fee. The City's permit processes for waivers and encroachments are relatively simple and expeditious and do not constitute a constraint to reasonable accommodations for persons with disabilities.

9.4.5 Retrofitting and Barrier Removal

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the California Code. The City works with applicants who need special accommodations in their homes to ensure that the application of building code requirements does not create a constraint.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessible features to serve persons with disabilities.

9.4.6 Permits and Review Procedures

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. Generally, if structural improvements were required for an existing home, a building permit would be required. If a new structure were proposed for a home use, review would be required as for any other new residential structure.

Many residential projects in the City require some level of design review. The design review and hearing process is the same for group homes and special needs housing for persons with disabilities as for other residential projects. The City's design review process has not been used to deny or make infeasible a housing project for persons with disabilities.

9.4.7 Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Encinitas provides information to applicants or those asking about City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

The Encinitas Municipal Code (EMC) was amended on November 20, 2019 to include reasonable accommodation procedures to comply with fair housing Laws, and it was approved by the California Coastal Commission in early 2020. Ordinance 2019-15 included proposed amendments to the Zoning Code and Specific Plans to:

- Amend the definition of “Reasonable Accommodation” within Chapter 30.04 of the EMC to read: *The purpose of reasonable accommodations is to provide provisions in accordance with federal and state fair housing laws (42 USCS § 3600 et seq. and Government Code § 12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the city's zoning laws. The term " disability" as used in this article shall have the same meaning as the terms " disability" and " handicapped" as defined in the federal and state fair housing laws.*
- Add Chapter 30.86 (Reasonable Accommodation) to Title 30 of the EMC.
- Include Chapter 30.86 by reference within the Cardiff-by-the-Sea, Downtown Encinitas, and Encinitas Ranch Specific Plan areas. Title 30 in its entirety is already referenced in the North 101 Specific Plan.

Chapter 30.86.020 of the EMC relate to the process and applicability for Reasonable Accommodations which includes:

- A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to housing opportunities.
- A request for reasonable accommodation may include a modification or exception to the rules, standards, development and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice.
- A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual or a developer of housing for an individual with disabilities to comply with other applicable regulations not at issue in the requested accommodation.
- No fee is charged.

The City provides an application form that must be completed and submitted in writing as a request for reasonable accommodation. The application shall state the circumstances and conditions relied upon as grounds for the application and shall be accompanied by adequate plans and other materials. Within 60 days of receipt of a completed application, the Development Services Director, or designee, shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation. The request shall be processed independently of any other required development permits. However, approval of a reasonable accommodation may be conditioned upon approval of other related permits, such as a building permit.

A public notice of the request is not required however the decision is posted in City Hall. The decision of the Development Services Director, or designee, may be appealed through a formal process with the City, which is noticed. The City Council, acting as the appellate body, may sustain, reverse or modify the decision of the Director or remand the matter for further consideration based on required findings.

To ensure the community is aware of reasonable accommodation policies and programs, the City will conduct specific actions to promote the Reasonable Accommodation Ordinance and disseminate this information to the general public, including underrepresented communities, as identified in Program 5B.

9.5 Development and Planning Fees

Residential developers are subject to a variety of fees to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Table B-47 summarizes the most common planning and development impact fees for the City of Encinitas and other North County Coastal cities. In general, the City's fees are comparable to those imposed on developments in other North San Diego communities.

Table B-47: Regional Comparison of Planning and Development Fees (2018-2019)

Fee Type	Encinitas[1]	Carlsbad[2]	Oceanside[3]	Solana Beach[4]
Planning Fees				
Coastal Development Permit	$1,600	$266-$3,891	$3,000 - $4,000	N/A
Design Review/Development Review	$335-$4,800	N/A	$5,000-$10,000	$5,228
Major Use Permit/Conditional Use Permit	$6,000	$4,913	$5,000	$8,877
Minor Use Permit	$2,110	$823	$3,000	$3,121
Tentative Parcel Map	$4,555	$4,196	$3,000 Deposit	$4,033
Final Parcel Map	$355	$3,115	--	$4,033

Table B-47: Regional Comparison of Planning and Development Fees (2018-2019)				
Fee Type	**Encinitas[1]**	**Carlsbad[2]**	**Oceanside[3]**	**Solana Beach[4]**
Tentative Subdivision Map	$13,000 (plus $650 per lot in excess of 5 lots)	$4,196 - $18,043	$8,000 Deposit	$10,993-$14,350
Final Subdivision Map	$520	$8,193	--	$4,976
Variance	$1,580-$3,810	$3,098	$4,000	$6,719
Plan Check	$70-$1,000	70% of building permit fee	$6.16.35-$3,360/building	85% of Building Permit Fee
Environmental Review-Initial Study	$5,055	N/A	$5,000 Deposit Account	+ 15% of Third Party Review Cost
General Plan Amendment	$13,000-$20,000 (Plus staff time and costs)	$4,677-$6,747	$10,000 - $15,000 Deposit	$10,000 deposit
Impact/Capacity Fees				
Parks and Recreation Fee	$5,934-$10,751/unit	$3,696-$7,649/unit	$4,431/unit	$5,002-$6,913/unit
Open Space Land Acquisition	$279 -$438/unit	N/A	N/A	N/A
Trail Development Fee	$107 – $168 unit	N/A	N/A	N/A
Community/Public Facilities Fee	$387-$571/unit	1.8% - 3.5% of Building Permit Valuation	$2,621/unit	$463-$640
Affordable Housing In-Lieu Fee	--	$2,915-$4,515/unit	$1,000/project + $100/unit plus $8.22/sq ft	$25.28/sq.ft
Sewer Connection Fee	$2,680 - $4,006/unit	$81-$3,755/EDU	$7,794/unit	Future Capacity = 50% Ocean Outfall = 27% Existing Facility = 23% Per total of $4,500 per 1.0 EDU
Public Art Fee	N/A	N/A	N/A	0.5% of valuation

Table B-47: Regional Comparison of Planning and Development Fees (2018-2019)				
Fee Type	**Encinitas[1]**	**Carlsbad[2]**	**Oceanside[3]**	**Solana Beach[4]**
Traffic Impact Fee	$2,583 to $3,104/unit	$129 - $382 per ADT - Single Family (calculated at 10 ADT) Condominiums (calculated at 8 ADT) Apartments (calculated at 6 ADT)	$2,584-$4,339/unit	$3,929-$15,714/unit
School Facilities Fee	Encinitas Elementary - $1.94/sq.ft. San Dieguito High School - $2.14/sq.ft.[5]	$112.49-$171.04/sq ft	$3.236 - $3.48/sq. ft.	$94-$144/sq.ft
Water Connection Fee	SDWD: $8,940 - $49,608/connection OMWD: $12,807 - $82,697/connection	$4,385-$162,121/connection	N/A	N/A

Source: Cities of Encinitas, Carlsbad, Oceanside and Solana Beach, 2018.
Notes:
(1) Effective August 21,2019, 2018
(2) Effective July 11, 2019
(3) Effective May 1, 2018, July 1. 2020
(4) Effective January 1, 2020
(5) All School Facilities fees are subject to change and are obtained from the school district. Cardiff Elementary School fees are provided by the district.

Development fees vary depending on housing type and the location of the project. Estimated total development and impact fees for a prototypical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $22,915 to $44,300. Estimated total development and Impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from $211,105 to $330,905.

These estimates are illustrative in nature, and actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the high cost of land in Encinitas, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 3.9 percent to 7.8 percent of the direct cost of development for a single-family residential project and 4.2 percent to 6.5 percent for a multi-family residential project. Direct costs do not include, landscaping, off-site improvements, shell construction or amenities; therefore, the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

9.6 On and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Thus, these are costs that may influence the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The City conducts a nexus study when developing their fee structures relating to on- and off-site improvements and reviews fees to ensure that they are in line with the potential costs incurred by the City due to the addition of on and off-site improvements as a result of development projects.

Adopted policies in other elements of the General Plan call for street and sidewalk improvement standards adequate to serve and protect public safety but are tailored to specific community and neighborhood design needs. This approach is expected to result in requirements less stringent and less costly than the normal type of citywide engineering requirements imposed by most municipalities. The improvements and exactions required for residential development are limited to those improvements needed to allow the project based on its impacts.

For single-family residential development on vacant land, examples of typical on-site improvements might include stormwater detention facilities (required by the Clean Water Act), roads, sidewalks, perimeter walls, fire hydrants, emergency access drives, and recreational trails. The Fire Department may require fire breaks and fuel management areas if a project is within or near brush areas. Multifamily developments may also include common open space and recreation areas, as well as lockable storage areas.

Typical off-site improvements for both single-family and multi-family developments might include: new curbs, gutters, and sidewalks, recreational trail facilities, road improvements and traffic control needed to serve the development, street trees, and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, stormwater pollution prevention measures, and undergrounding of electric utilities.

Infill residential projects may be required to install any of the improvements listed above, depending on site-specific circumstances and neighborhood needs. Required site improvements are limited to just those needed to serve the project and offset related impacts.

Projects subject to design review, such as single-family subdivisions and multi-family projects, are required to submit landscaping plans as part of the overall project. The landscaping plans consist of specific standards and regulatory provisions relating to required landscaping as defined in the City's Municipal Code. Multifamily projects are required to maintain a landscaped buffer when adjacent to a rural residential or single- family zone. Specific landscaping requirements may vary from city-wide standards in the various specific plan areas. For projects not subject to design review (for example, a new single-family home on an individual lot), an approved landscaping plan is generally not required. Open space requirements apply to residential projects under certain circumstances such as the presence of steep slopes, floodplains, sensitive habitat, or other environmentally constrained features. For example, properties subject to the Hillside/Inland Bluff Overlay Zone shall preserve undisturbed or restored areas that exceed 25 percent in slope in an open space easement or deed restriction. The purpose of such restrictions is to protect environmentally or geologically sensitive areas from the adverse effects of development.

Open space requirements can be applied through Lot Area Averaging and Planned Residential Development (PRD) projects. A primary purpose for lot averaging and PRD projects is to allow design flexibility to protect sensitive areas and significant topographic features while maintaining the ability to achieve planned densities. Open space reservations also provide a recreational amenity for the residents of such developments. For example, the PRD standards require that 40 percent of a development site contain both developed and undeveloped open space for the purposes of preserving natural and sensitive areas while providing common recreational and private use areas.

Public street widths are specified in the City's Municipal Code (23.36.090). The City requires a standard right-of-way of 30 feet for residential and light collector streets, a standard required by to the Encinitas Fire Protection Department and County Fire. These improvement requirements are not excessive and do not constrain housing development.

9.7 Building Codes and Enforcement

The City of Encinitas' construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. They are considered to be the minimum necessary to protect the public health, safety and welfare of the City's residents. The City has also adopted the Uniform Fire Code (UFC). In 2019, the City adopted a modification to the Building Code to require electric vehicle (EV) charging stations to be installed and a percentage of parking spaces equipped with electric vehicle supply equipment.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of serious concern and on a complaint basis throughout the City. The Code Enforcement Division works with property owners and renters to assist in meeting State health and safety codes. Code Enforcement opened 1,090 cases and closed 1,002 cases in 2019. While many cases are related to graffiti or other similar concerns, 10% were related to short term rentals, 14% building code, 13% health and sanitation, and 14% were zoning or land use cases. The Code Enforcement Division has not found any structures to be unfit for human occupancy as a result of its code enforcement efforts.

9.8 Short-Term Rentals

Section 9.38.040 of the Encinitas Municipal Code regulates the development of short-term rental units within all residential zones in the City of Encinitas. Short-term rental units are residential units that are primarily rented by people visiting the community, much in the same way hotel rooms are. Short-term rental units have become more and more prevalent in the past few years with the rise of companies which make it easy to rent individual rooms, apartments, or whole houses that would otherwise generally contribute to the City's permanent housing stock.

The City of Encinitas is committed to regulating short-term rentals to the extent possible to ensure that they are operating in accordance with the requirements of the City's ordinance. Through the City's short-term rental ordinance, single-family homes and duplexes may operate as rental units for individual stays of 30 days or less at a time must submit an application for a short-term rental permit to the City. Permits must be renewed with the City annually and pay a nonrefundable fee

established by the City Manager. The ordinance limits the number of people and vehicles permitted overnight, along with permit display and neighbor notification requirements.

In 2017 the City issued letters of noncompliance to over 300 homeowners who were advertising the availability of short-term rental units without the required permits and tax payments. The City conducts periodic reviews of vacation rental websites to ensure that short-term rental units are licensed properly. Failure to obtain the required license and make tax payments may result in fees ranging from $250 to $1,000. As of May 2020, the City had around 420 active short-term rental permits.

9.9 Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, encounter community opposition, or are appealed to or require approval from the Coastal Commission.

The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in three months to one year. **Table B-48** provides a detailed summary of the typical estimated processing procedures and timelines of various types of projects in the City, assuming that no Environmental Impact Report, legislative approval (General Plan, Specific Plan, or zoning amendment), or Coastal Commission approval is needed.

Table B-48: Processing Times

Project Type	Approval Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	≤4 lots: Development Services Director ≥5 lots: Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	≤4 lots: 3-6 months ≥5 lots: 6 months to 1 year
Multiple-Family	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 to 18 months

Multiple-Family (with subdivisions)	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 months to 1 year
Mixed-use	Planning Commission	Yes	City Council; Coastal Commission in Coastal Commission appeal jurisdiction	6 to 18 months

At a minimum, building permits are required to construct any new or structurally remodeled dwellings, but many projects will require review and approval by the Development Services Director or Planning Commission. New single-family units and multi-family development proposals are subject to design review. Land subdivisions require approval of a parcel or subdivision map. Proposed residential development within the Coastal Zone is also subject to approval of a Coastal Development Permit. In all residential zones single-family and multi-family development is permitted by right, that is, not subject to a conditional use permit unless the applicant proposes a Planned Residential Development (PRD) or lot area averaging. Single-family and multi-family uses also are permitted by right in mixed-use zone.

The review procedures for single-family and multi-family development are similar. The processing time for the most common residential development applications are summarized in **Table B-49**. These applications are usually processed concurrently. While Coastal Development Permits are usually processed concurrently with other development permits, they can add approximately two months to the processing time for a single-family home that would not otherwise be subject to discretionary review.

While the review and permit processing procedures and time frames are comparable to those in other coastal cities, Encinitas continues to improve its procedures. The City has implemented a number of improvements to the review process, including upgraded permitting software, improved coordination and communication among departments, weekly pre-development meetings with prospective developers, periodic distribution of a newsletter to the development community, and improved access to zoning and development information via the City's website and informational brochures at City Hall. Housing Element Program 3D calls for the City to continue to improve the efficiency of the development review process for housing projects. The City of Encinitas has received State SB2 funding to hire a consultant to improve the efficiency of the permitting process, and the new process is currently in development.

Table B-49: Approximate Processing Times

Process/Application	Time
Administrative Approval	3-6 months
Conditional Use Permit	6-18 months
Design Review	6-18 months
General Plan Amendment	1-2 years (if part of Local Coastal Program then an additional minimum 18 months)

Environmental Impact Reports	1-2 years
Plan Check/Building Permits	2-6 months (varies by type of permit)
Variance	4 months to 1 year
Zone Change	1-2 years (if part of Local Coastal Program then an additional 18 months to several years)
Source: City of Encinitas Planning Department, 2020.	

9.9.1 Design Review

The design review process is regulated by Municipal Code Chapter 23.08 and adopted Design Guidelines. While there are some exceptions to the design review requirement, such as limited additions and remodels, a single home on a pre-existing legal lot, walls and fences under six feet high, and so forth, all other new development is subject to the regulations; design review is specifically required on R-30 sites by Chapter 30.09.010, Note 35. Design review determinations are either made by the Development Services Director or Planning Commission. Most new residential developments will be reviewed by the Planning Commission. In order to gain approval, the design review regulations require that the decision-maker must find that the project:

- Is consistent with the General Plan, a Specific Plan or the Municipal Code;
- Is substantially consistent with the Design Guidelines; and
- Would not adversely affect the health, safety, or general welfare of the community.

To guide developers in designing their projects and assist staff and the Planning Commission in evaluating them, the Design Guidelines contain detailed policies covering various aspects project design: site planning, grading and landform, circulation, parking and streetscape, architecture and signage, lighting, and landscaping. Some guidelines are mandatory, i.e., the project shall incorporate certain features into their designs. For example, “barrier-free design amenities for the disabled shall be provided.” Most Guidelines, however, are presented in the more suggestive terms such as “should,” “should not,” “encouraged” and “discouraged.” The Guidelines are intended to articulate community vision about how development is executed while at the same time provide enough flexibility to encourage creativity and cost-effective design. However, under the Housing Accountability Act, a housing development may be denied or reduced in density only if it violates objective standards.

The City's SB 2 grant is currently being utilized to revise the Design Guidelines so that they are objective standards. This will provide more certainty, although perhaps less flexibility, to applicants. Until the objective design standards are adopted, the City will apply existing objective standards to all housing development applications, including those on R-30 sites.

In addition, each of the adopted Specific Plans has written guidelines tailored to the design and character issues unique to those areas. The written guidelines enable prospective developers to understand how their projects will be evaluated and enable them to design accordingly, minimizing costly redesigns and delays in the review process.

Design review applications are also reviewed for consistency with the General Plan and adopted development standards. The design review ordinance requires a traffic study for five or more units. The City complies with San Diego Traffic Engineers Council/Institute of Traffic Engineers (SANTEC/ITE) Guidelines for the preparation of Local Transportation Analysis in the San Diego Region. Per these guidelines, local roads and intersections where the project itself generates more than 50 peak hour trips must be included in the traffic study. For most projects, this is completed as part of required environmental review.

As part of the adoption of the 2013-2021 Housing Element, the City prepared an Environmental Assessment which was incorporated into the General Plan, as required by Government Code Section 65759. The traffic study prepared for the Assessment utilized the SANTEC/ITE Guidelines and stated that they were used by the City. The Environmental Assessment contains mitigation measures which are required to be complied with by projects on R-30 sites. Projects on R-30 sites that require environmental review may tier off the Environmental Assessment and Measure T EIR analyses, if applicable.

The Zoning Code allows for by-right development of housing at up to 30 dwelling units per net acre and provides the necessary development standards and entitlement procedures to ensure that density can be achieved. Under 'by right' approval, local design review for qualifying housing development projects is exempt from review under the California Environmental Quality Act, and only design review approval and a coastal development permit (for projects in the coastal zone) are required, as specified in Chapter 30.09.010, Note 35. The City reviews these applications for conformance with adopted general plan, zoning, subdivision, and objective design standards. The City cannot deny or reduce the density of a housing development project that conforms with all objective standards unless the project causes a "specific adverse impact" as defined in Government Code Section 65589.5.

For projects on R-30 sites qualifying for by right approval and so exempt from environmental review, the traffic study required by the design review ordinance is limited to project-specific issues not considered in the Environmental Assessment or related to conformance with the City's other objective adopted standards, such as adequacy of emergency access and traffic safety issues. In addition to standards contained in the general plan, zoning ordinance, and subdivision ordinance, these standards may be contained in adopted regulations applicable to construction permits, such as the Fire Code standards for emergency access, state standards for street design and signalization, and standards for encroachment permits.

9.9.2 Building Permit

The construction of one single-family residence outside the Coastal Zone, which meets the requirements of a custom home and complies with all other City ordinances and regulations generally does not require any level of discretionary review. The permit process is a building permit application and takes approximately two to six months for approval. The building permit process follows these steps:

1. Filing a Building Permit application and payment of fees;
2. Submitting Construction Plans for Building and Grading Permits;
3. Resubmit Construction Plans for re-review as needed; and

4. Permits Issued.

All residential projects, whether or not they require design review or a coastal development permit, follow the building permit process before receiving final building permit approval.

9.9.3 Coastal Development Permit

New development in the City's Coastal Zone requires a Coastal Development Permit. In 1994, Encinitas assumed permitting authority from the California Coastal Commission through an adopted Local Coastal Program (LCP). To reduce overlapping requirements, the LCP allows processing of coastal development permits concurrently with other reviews such as design review and conditional use permits. However, in the case of individual single-family home construction, coastal permit requirements can add two months to the review process.

The City is seeking to exempt certain types of development in specific locations (including individual homes) from the Coastal Development Permit process, provided there are no environmental constraints or coastal access issues.

9.9.4 SB 35 Approvals

Only those portions of the City outside the Coastal Zone are eligible for ministerial approval under SB 35 (Government Code Section 65913.4). To date the City has received no applications for housing development under SB 35. To be eligible for SB 35 approval, sites must meet a long list of criteria. In particular, no tenants may have resided on the site in the 10 years preceding the application, and, for a project over 10 units, the developer must pay prevailing wages, enter into a project labor agreement, or utilize a skilled and trained work force. Because Encinitas met its RHNA requirement for above moderate income housing in the 2013-2021 Housing Element, the project must include 50 percent lower income housing.

9.9.5 Director Approval

Construction of residential projects may require Administrative Review. The Administrative Review process involves submitting an application, staff and public review, and finally Development Services Director approval. The Administrative Review process takes between three to six months for approval. Administrative Review decisions can be appealed to the City Council, which can lengthen the review process. The following types of projects require Administrative Review:

- Tentative Parcel Map (four lots/units or fewer)
- Boundary Adjustment
- Certificate of Compliance
- Minor Use Permit
- Minor Variance
- Condominium Conversion (four units or fewer)
- Administrative Design Review Permit

9.9.6 Planning Commission Approval

Residential projects that require Planning Commission review involve submitting a permit application, staff and public review, and final approval by the Planning Commission. The Planning Commission process generally takes 6 to 18 months for approval. Planning Commission determinations can be appealed to the City Council, which can lengthen review time. The following types of projects require Planning Commission approval:

- Tentative Subdivision Map (five or more lots/units)
- Major Use Permit
- Major Variance
- Condominium Conversion (five or more units)
- Design Review Permit

9.10 Citizen Participation Plans (CPP)

In accordance with Encinitas Municipal Code Chapter 23.06 (Citizen Participation Plans), every application for development or construction that requires a discretionary permit or administrative review shall include a Citizen Participation Plan (CPP) that must be implemented prior to the first public hearing or notice of public review and comment period on an administrative application. The purpose of the CPP is to allow the applicant an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community early in the process. It also aids in opening communication between the applicant, interested residents and property owners and city staff.

Some project types are exempt from the CPP requirement including the construction of one single-family detached dwelling, not within the California Coastal Commission's appeal jurisdiction, lot line adjustments, and signage. The City works with the applicant to send the CPP notice to neighboring properties but is not involved in the CPP meeting. The applicant must submit a report after the meeting identifying any concerns and questions raised and how they were addressed or could not be addressed. The intent is to provide applicants with the opportunity to address concerns prior to Planning Commission or Zoning Administrator hearings, but the applicant is not required to make any changes in the project. While not all public concerns may be raised during this process, it allows dialogue to occur outside the hearing process and for problems to be addressed early.

Comments received during the CPP are provided to the decision-making bodies in the staff report. Staff provides an analysis of comments received that are relevant to objective standards applicable to the proposed project for the decision-making body to consider in making the required findings. The CPPs are not used as a basis to approve or deny a project but as a means for the developer to explain the project to the community, to involve the community in the application review and to provide an opportunity to reduce public opposition to projects.

9.11 Availability of Information

In conformance with Government Code Section 65940.1 (SB 1483), the City has posted on its web site a current schedule of fees, application forms, zoning ordinances, and other information,

and updates the information within 30 days of any changes. Program 3D of the Housing Element is directed at improving efficiency of the development review process for housing projects within the City.

10 Environmental and Infrastructure Constraints

The City of Encinitas is bounded by the Pacific Ocean on the west. Coastal bluffs at the City's northern boundary overlook the portion of Batiquitos Lagoon that falls within Encinitas, and includes lands south and southeast of the lagoon, including Indian Head Canyon, Magdalena Ecke Park, the slopes above Green Valley, and habitat north of Encinitas Boulevard between El Camino Real and Rancho Santa Fe Road. At the City's southern perimeter, slopes and bluffs overlook San Elijo Lagoon. Escondido Creek, a major east-west waterway, traverses the southern boundary of the City and ultimately empties into the San Elijo Lagoon.

Portions of Encinitas are exposed to a variety of environmental hazards and resources which may constrain development. These constraints include topography, flooding, landslides and seismic hazards, and areas with natural and cultural resources. For example, areas of Olivenhain and the Sphere of Influence area beyond the City's eastern limits include slope areas greater than 25 percent and are characterized by the presence of biological habitat. A number of residential properties along the coast in Old Encinitas and Leucadia are affected by the presence of coastal bluffs and erosion. The Zoning Code has defined a Special Purpose Overlay Zone that recognizes the need for additional site development considerations in these areas before future development may proceed. These constraints were taken into account as part of the residential capacity figures that were generated as part of the site inventory analysis.

In Encinitas those areas planned for higher density are less subject to environmental limits and hazards. Conversely, those areas that are more constrained are planned for lower density to lessen the potential for unacceptable impacts on the environment. Approximately 6.1 percent of the land cannot be developed in Encinitas due to physical or environmental constraints such as steep slopes, floodplains, wetlands, or public ownership.

The City of Encinitas has evaluated the availability of infrastructure from a Citywide and site-specific standpoint. In determining the feasibility of sites to accommodate the City's RHNA needs, infrastructure provision was a determining factor. Based on the site inventory analysis contained in Appendix C of this Housing Element, deficiencies in infrastructure adjacent to, or on the parcels within the inventory of sites, do not pose a constraint to development. All of the lower income sites are adjacent to existing public roads that contain utilities and other infrastructure.

A Final EIR was certified for the Measure T Housing Element. As a complement to the 2013-2021 Housing Element update, an Environmental Assessment under Government Code Section 65759, in the form of a draft Supplemental EIR, was conducted to evaluate any additional potential impacts to the environment. The Environmental Assessment became part of the General Plan when the 2013-2021 5th Cycle Housing Element was adopted in 2019.

10.1 Geologic and Seismic Hazards

Southern California is considered as one of the most seismically active regions in the United States because the faulting is dominated by the compression regime associated with the "big bend" of the San Andreas Fault Zone. The San Diego region is transected by several sub-parallel, pervasive fault zones, as well as smaller faults. The City of Encinitas is located in the southern

part of the Peninsular Ranges geologic Province: an area that is exposed to risk from multiple earthquake fault zones. The San Andreas Fault, which runs from Baja, California to San Francisco, is approximately 100 miles east of the City and poses a potential risk for much of the San Diego region. However, for the City the highest risks originate from nearby zones such as the Elsinore Fault zone, the Rose Canyon Fault zone and other offshore faults. Each zone has the potential to cause moderate to large earthquakes that would cause ground shaking in Encinitas and nearby communities.

The major onshore and offshore fault zones present some relative seismic risk to the City, similar to most Southern California communities. In the early 1990s, the City conducted a survey for unreinforced masonry buildings in Encinitas and identified structures vulnerable to earthquake forces. The survey provides 20 site addresses in the City that are subject to risk, as well their estimated occupancy information and building condition. None of the sites for lower income households identified in the site inventory analysis are at risk due to the presence of unreinforced masonry buildings.

Although future development constructed under the Housing Element would involve the construction of new residential structures in a seismically active area, the potential hazards would be less than significant because of the existing regulatory framework related to seismic safety. Sites containing greater than a 25 percent grade would be at a greater risk for damage during an earthquake. Accordingly, the site inventory analysis reduced the expected residential production on sites for lower income households with more than a 25 percent grade, and geologic and seismic hazards do not prevent the City from providing adequate sites.

10.2 Flooding

Flood zones are geographic areas that the Federal Emergency Management Act (FEMA) has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. Portions of the City are located within a FEMA 100-year or 500-year flood zone. The low-lying areas along the floodplains of Cottonwood Creek, Encinitas Creek and Escondido Creek, as well as their tributaries, can experience flooding during severe rain seasons.

In addition, portions of the City are also within a dam inundation area. Dam inundation areas are downstream areas subject to flooding or other effects during large storm events. Dam inundation areas are also subject to the uncontrolled release of an upstream reservoir as well as events leading to breaks in levees or dams. The areas of potential dam inundation are generally along the Cottonwood Creek, Encinitas Creek and Escondido Creek; portions of tributary stream channels; and the low-lying areas near the coastal portions of the plan area. Based on historical data and the high level of development in portions of the dam inundation hazard zones, should a dam failure occur, the flood hazard would be serious. However, the risk of dam failure is considered to be low.

The City does not consider flooding as a constraint to development due to federal requirements. No identified lower income housing sites are located within the FEMA 100-year flood zone.

10.3 Wastewater Capacity

The City's wastewater collection division is responsible for maintaining the existing sewer infrastructure within the City. The City sewer maintenance includes cleaning sewer lines, clearing blockages, repairing breaks, and responding to emergencies. Sewage is conveyed through pipes to either the Encina Wastewater Authority (EWA) in Carlsbad, north of Encinitas, or to the San Elijo Water Reclamation Facility in Cardiff, south of Encinitas. The EWA plant currently treats approximately 43.4 million gallons of sewage per day from Encinitas, Carlsbad, Vista, Leucadia Sewer District, Vallecitos Water District, and Buena Sanitation District. Additionally, the EWA also produces recycled water for use in irrigation. The EWA also owns approximately 37 acres adjacent to the existing plant for potential future expansion although no current plans for expansion are planned at this time.

The San Elijo Water Reclamation Facility currently has a capacity to treat 5.25 million gallons of sewage per day for the communities of Cardiff, Solana Beach, Rancho Santa Fe and Olivenhain. The facility is also permitted to discharge up to 2.48 million gallons of recycled water to customers per day. There are no current plans for plant expansion.

Under the City's 2012 Sewer Master Plan, the City is allocated approximately 3.8 million gallons of sewage per day by the two sanitary districts that provide sewer service. Wastewater flow projections based on full build-out of vacant and underdeveloped parcels through 2035, plus assuming that all existing septic users connect to the City's sewer system would equal approximately 3.24 million gallons of sewage per day, which is within the capacity allocated to the City for sewage treatment. Therefore, the City of Encinitas' sewer infrastructure has capacity for the full buildout of the City, and sewer infrastructure does not place a constraint on development.

Per requirements of the California Government Code, wastewater utility providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The wastewater districts discussed above do not have information available regarding programs that permit this requirement. As required by the California Government Code, the City will provide the applicable public and/or private water districts with the adopted Housing Element within a month of adoption.

10.4 Water Supply

The City of Encinitas currently has three sources of water: raw water from the San Diego County Water Authority (SDCWA) through the State Water Project, treated water from the SDCWA, and runoff from the Lake Hodges watershed east of the City. This treated water is conveyed through pipes to the City's customers for residential, public, commercial and industrial uses. Fire flow capacity is also provided within the water system network for the City.

The San Dieguito Water District (SDWD) is a subsidiary of the City of Encinitas and provides water to approximately 40,000 residents in the communities of Leucadia, Old Encinitas, Cardiff-by-the-Sea and New Encinitas. The distribution system consists of approximately 170 miles of pipeline, a 2.5 and 7.5 million-gallon reservoir, and over 11,000 water meters. Approximately 30 percent of the District's water is from local sources, and the remainder (70 percent) is imported. The SDWD receives local runoff water from Lake Hodges and imported raw water from the San Diego County Water Authority. Both sources are treated at the R.E. Badger Filtration Plant located in Rancho Santa Fe. The plant is jointly owned with the Santa Fe Irrigation District. Treated water from the San Diego Water Authority can also be delivered directly to the District.

The Olivenhain Municipal Water District (OMWD) provides service to the remainder of the City. The OMWD is an independent public agency addressing the water needs of up to 40 percent of Encinitas residents. OMWD primarily serves the City's eastern half, including all or a part of the communities of Olivenhain, New Encinitas, Leucadia and Cardiff-by-the-Sea. OMWD delivers approximately 6.27 million gallons per day to 9,420 water meters in Encinitas. In addition to portions of Encinitas, OMWD also includes portions of the cities of Carlsbad, San Diego, Solana Beach, San Marcos, and the County of San Diego. Overall, OMWD includes over 48 square miles (31,123 acres) and serves a population of 68,000 and has over 26,600 meters in service. Based on OMWD's 2009 Comprehensive Annual Financial Report, the distribution system also includes a recycled service area of 10,567 acres (including 46 miles of recycled water main). Approximately 94 percent of the treated water delivered by OMWD is treated at the David C. McCollom Water Treatment Plant, located within the community of Elfin Forest. Water treated at this facility is imported raw water from the SDCWA (blend of water from the Colorado River and the State Water Project). The remaining 6 percent of the treated water treated at SDCWA's Twin Oaks Valley Water Treatment Plant in San Marcos and at the Skinner Water Treatment Plant located in southwestern Riverside County.

Water Master Plans for the San Dieguito Water District and Olivenhain Municipal Water District provide an assessment of the existing water system conditions and demands. The plans concluded that the overall system is adequately sized to accommodate future 2030 growth demands. In the San Dieguito Water District, the current average day demand for the district is 6.63 million gallons per day. The projected average future 2030 demand is 7.74 million gallons per day. In the Olivenhain Municipal Water District, the average daily water demand was 20.5 million gallons per day and the annual average basis of water demand in 2030 is 27.9 million gallons per day. The Master Plans identified areas for improvement that were then included into the future planning horizon CIP. These CIP upgrades include pipeline system upgrades, valve replacement, meter replacement and treatment plant upgrades.

Taking into account the conservation program, maintenance of current adjudicated surface water rights, recycled water supply, and additional imported water from SDCWA, SDWD and OMWD the City anticipates having sufficient water supply to meet current and future customers' needs through at least 2035. Therefore, water supply does not place a constraint on development.

Per requirements of the California Government Code, water utility providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The wastewater districts discussed above do not have information available regarding programs that permit this requirement. As required by the California Government Code, the City will provide the applicable public and/or private water districts with the adopted Housing Element within a month of adoption.

10.5 Stormwater Management

The City of Encinitas Public Works Department is responsible for maintaining the storm drain infrastructure through comprehensive programmatic efforts. The Stormwater Management Division (Clean Water Program) of the Engineering Department is responsible for enforcing regulatory mandates related to surface water.

The Clean Water Program has two goals: maintain water quality and protect beaches, lagoons and creeks from illicit discharges, sewage spills and other pollutants. In order to maintain high

stormwater quality (and reduce/eliminate non-storm water discharge to the storm drain system) and to implement controls to reduce pollutants the City implements several activities including:

- Sewer spill prevention
- Preventing illicit discharges to the storm drain system.
- Litter, trash and debris removal
- Commercial runoff containment at gas stations and restaurants
- Public education
- Restoration of local waterways
- Storm drain system, biofilter, detention basin and channel maintenance
- Construction site runoff reduction
- Ultra Violet Treatment Facility at Moonlight Beach

Future development and redevelopment projects are required to implement the measures outlined in the City's Stormwater Manual, March 2010, and Best Management Practices Manual Part I and II. The Stormwater Manual includes requirements for the control measures to reduce stormwater pollutants to the maximum extent practicable for new development and redevelopment.

The City of Encinitas has an extensive storm drainage system that consists of:

- 100 miles of storm drain pipe
- Over 2,500 catch basin boxes
- Over 90 miles of channels

These facilities intercept stormwater runoff and convey it from the eastern part of the City to the west where it discharges into either the San Elijo Lagoon, south of the City Batiquitos Lagoon, north of the City. The coastal area of the City discharges through several outfalls to the ocean.

Although development of housing to meet the City's RHNA would increase impervious surface coverage in the City, runoff control under the City's standards would help to ensure that any increased stormwater flow would not exceed the capacity of the City's storm drain system. Therefore, stormwater management does not place a constraint on development.

10.6 Fire and Emergency Services

The Encinitas Fire Protection Department serves residents of the coastal, rural and agricultural communities of Encinitas, Olivenhain, Leucadia and Cardiff-by-the-Sea. The County of San Diego's County Service Area (CSA) 17 consists of Del Mar, Del Mar Heights, Solana Beach, Encinitas, Rancho Santa Fe and portions of Elfin Forest. Emergency medical services are provided by the Department and San Diego Medical Services Enterprise (SDMSE) within CSA 17.

There are six strategically located fire stations in the City of Encinitas, which allow firefighters and paramedics to provide timely responses to emergencies and to efficiently respond to volume

demand. Five of the six stations house an engine company consisting of three fire suppression personnel, a fire engine, as well as various other emergency apparatus for specialized responses. In 2014, the Department's average response time for the city as a whole was 4 minutes and 35 seconds. The Insurance Services Organization (which rates fire departments based on the effectiveness of their response capabilities) gave the Department an ISO rating of 3, which is the third best among North County fire divisions and has resulted in lower homeowners insurance premiums for Encinitas residents. In addition to fire suppression and prevention, the Encinitas Fire Department provides safety marine and disaster preparedness services. City lifeguards provide beach safety for four miles of Encinitas beaches and responds to calls for wild life rescues, cliff rescues and other accidents in local lagoons and rivers. In 2014, the Encinitas Fire Department responded to 5,866 service calls within the City limits, from minor incidences and first aid to rescues. The City's Community Emergency Response Team (CERT) program trains volunteers in skills to assist in large scale regional disasters. The City now provides volunteer trainings so CERT volunteers are ready and able to assist in emergency situations. It is not anticipated that any new fire safety or emergency service facilities would be required as a result of development on the housing sites. Therefore, this does not place a constraint on development.

10.7 Police Services

The City of Encinitas contracts with the County of San Diego Sheriff's Department (Sheriff's Department) to provide police/law enforcement services to the City. In addition to the City of Encinitas, North Coastal Station provides a wide range of municipal law enforcement services to the cities of Del Mar, Solana Beach and Rancho Santa Fe. Services include the following:

- Helicopters;
- A bomb/arson squad;
- A Special Enforcement Detail team;
- Canine units;
- Modern crime lab facilities; and
- One of the nation's most modern law enforcement radio communications networks.

There are no current plans for new facilities. There have been discussions of a possible expansion; however, a formal plan is not in place. As of 2020, 52 deputies were assigned to the City of Encinitas. There are a total of 107 total deputies and with 13 support personnel at the North Coastal Station. It is not anticipated that any new police facilities would be required as a result of development on the housing sites. Therefore, this does not place a constraint on development.

11 Housing Resources

The extent of housing needs in a community often exceeds the resources available. This section of the Housing Element provides an overview of resources available to the City.

11.1 Residential Sites Inventory

Appendix C contains a detailed list of vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and discuss the City's experience with the redevelopment of non-vacant sites.

11.2 Above Moderate and Moderate Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 308 dwelling units for moderate income sites and 408 dwelling units for above moderate income.

11.2.1 Analysis of the City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. Appendix C in this Housing Element includes the full list of sites identified to meet the moderate and above moderate RHNA need for this planning period. Sites identified currently have the capacity to accommodate at least one additional unit and are zoned appropriately to accommodate moderate or above moderate-income housing. **Table B-50** below summarizes the capacity of the sites listed in Appendix C, which can accommodate 518 moderate-income units (compared with the need to accommodate 308 units) and 429 above moderate-income units (compared with the need to accommodate 408 units).

Table B-50: Residential Capacity for Moderate and Above Moderate Income Sites

Zone	Max Density	Minimum or Average Density	Number of Parcels	Acreage	Potential Units
Moderate Income Sites – Mixed Use					
D-CM1	N/A	34 (15)	16	12.27	133
D-CM2, N-CM1, N-CM2, N-CM3, N-CRM1	25	20 (15)	36	17.32	122
D-VCM	18	15	1	0.67	5
D-OM, N-CRM2	15	12	4	2.60	14
Subtotal			57	32.86	274
Moderate Income Sites – Residential Only					
D-R25, N-R25, R25	25	20	9	1.58	29
N-R20	20	15	13	3.66	69
D-R15, N-R15, R15	15	12	6	2.74	30
R-11	11	8.8	38	15.62	116
Subtotal			66	23.60	244
Above Moderate Sites					
N-R8, R8	8	6.4	91	73.63	351
R5	5	4	3	2.65	6
N-R3, R3	3	2.4	17	29.55	56
RR2	2	1	4	10.01	7
RR1	1	.5	2	12.55	6
RR	.5	.125	1	39.50	3
Subtotal			118	167.88	429
Total			241	224.34	947

The following discussion describes how site capacity was determined for the moderate and above moderate-income sites. Note that the construction of accessory dwelling units is expected to create another 102 units affordable to moderate income households and 351 ADUs affordable to above moderate income households. This will create a total capacity for 620 moderate income units to accommodate the required 308 units; and a total capacity for 780 above moderate income units, compared with the required 429 units.

11.2.2 Reasonable Capacity Assumptions

Reasonable capacity was calculated for each site based on environmental constraints, site size, zoning requirements, and average density achieved in projects with similar zoning. Deductions were made as applicable for site constraints, such as steep slopes and potentially limiting known environmental factors.

11.2.3 Capacity on Mixed-Use Sites.

There are a number of mixed-use commercial districts that permit residential uses as part of a mixed-use development. Underutilized commercial sites that permit residential development are a key component of the housing sites inventory. These sites were evaluated by multiplying the parcel size by the minimum density for that zoning designation. Sites in mixed-use areas (Downtown and North 101 Specific Plan Areas) where there is no density maximum were assumed to develop at 15 units per acre based on projections of possible development given the height limit of two stories. In these zones, a factor was then applied based on the likelihood that they would redevelop, as explained below. Redevelopment in these areas is encouraged by available exemptions under the California Environmental Quality Act for residential and mixed-use projects consistent with specific plans (see Section 10.3.2 below).

While not all underutilized properties in the two Specific Plan areas will redevelop with a residential component, market studies in the San Diego region have indicated that future growth will most likely be spearheaded by mixed-use developments. Accordingly, this Housing Element assumes that approximately 50 percent of sites in the DCM-2, D-VSC and D-OM Zones of the Downtown Encinitas Specific Plan, as well as the N-CM1, N-CM2, N-CM3, N-CRM1, and N-CRM2 Zones of the North 101 Corridor Specific Plan, will be redeveloped as mixed-use projects, with a residential component. This yields a total, realistic capacity of 141 potential units that can be credited to this planning cycle and applied against the RHNA obligation for moderate- and above moderate-income household opportunities.

Different methodologies were employed in the DCM-1 Zone. Based on the analysis, it can be reasonably concluded that 75 percent of the sites listed in the DCM-1 Zone inventory are reasonably expected to provide viable, short-term opportunities. This “discounting” methodology yields a total, realistic capacity of 133 potential units that can be credited to this planning cycle and applied to the moderate-income category (at 15 units per acre).

11.3 Development of Non-Vacant Sites and Converting to Residential Uses

Some non-vacant sites are designated as sites suitable to meet the City's RHNA. Appendix C includes detailed discussions of each lower income site, as well as letters from property owners

of non-vacant sites who propose residential development of those sites. For non-vacant moderate-income sites, existing uses and other information is included.

State law requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential use, current market demand for the existing use, analysis of leases that would prevent redevelopment of the site, development trends, market conditions, and regulatory or other incentives to encourage redevelopment. This section discusses each of those factors.

There are a number of pending and approved projects that illustrate the viability of developing non-vacant sites in Encinitas. These include subdivision of land and recycling of older uses with standalone residential and mixed-use residential uses. This discussion and the previous section illustrate the extent of market activity for infill residential development

The City has a large inventory of past development projects and current development applications on infill properties. **Table B-51** is a sample of existing applications under review or approved since July, 2019.

Table B-51: Infill Development Project in Review or Approved – Infill Properties

Case No	Project Name	Description	Zone
17-114	The Summitt at Lake Drive	3-lot subdivision	RR1
18-055	Rippy Tentative Parcel Map	2-lot subdivision	R3
17-296	Colony Terrace Subdivision	2-lot subdivision	RR2
17-206	Massie Parcel Map	2-lot subdivision	RR2
16-250	Ocean View TPM	4-lot subdivision	R3
17-089	West A Street Duplex	Two condominium units	R15
14-244	Granite Homes 4-lot subdivision	4-lot subdivision	RR1
17-197	Kunzik Mixed Use	Five Residential Condominiums	N-CM1
	Kaplan Mixed-use	One single-family over commercial	D-CM1 (DESP)
	F Street	5-units (two duplex and one single-family)	D-R11 (DESP)

Source: City of Encinitas, 2019.

Additionally, the City has a number of recently built mixed use and/or residential infill projects that illustrate the market's willingness and the city's approval of infill mixed use and residential uses. A sample of these projects includes:

- **Pacific Station –** a successful mixed-use development with rental and ownership opportunities complimented with commercial uses. Former use was commercial/industrial
- **The Lofts –** a mixed use project with residential and commercial uses in a vertical mixed-use setting.
- **1200-1212 Coast Highway** – Infill mixed-use residential with ground floor retail. Former use was commercial.

- **Capri @ 960 South Coast –** an infill mixed-use development with residential development on Pacific Coast Highway. Former use was commercial.
- **H Street/ South Coast Highway –** an infill mixed-use project with residential commercial and retail. Former use was commercial.
- **Harrison Project** (under construction) – mixed-use commercial/residential development.

The City of Encinitas has a good track record and history of underutilized sites recycling to accommodate additional homes. In the DCM zones, at least 12 mixed use projects have been developed involving reuse of existing commercial sites, with densities as high as 47 units per acre. In terms of trends of *underutilized* sites recycling in the City, Encinitas has had on average 99 new housing starts in recent years with a considerable spike occurring after the trough of the market in 2011. Overall, building on previously vacant or subdivided land demonstrates a high degree of land turn-over or repurposing land in a built-out community.

Because the City of Encinitas is approaching "built out" conditions, infill development, especially in the downtown and Highway 101 areas, continues to be the primary method by which land is recycled. One of the primary concerns is the ability of the market to absorb new residential and mixed-use development on sites with current uses. As stated above, the number of projects occurring on infill sites in the city is an excellent prognosis of market trends in Encinitas. The City, based on a review of recent development activity and trends, believes there are a few primary areas by which development on infill sites may potentially constitute an impediment to additional residential development:

1. Viability of Existing Commercial Uses – The primary areas of infill development are in existing traditionally established commercial zones. Many of these areas have experienced a general change from traditional auto-oriented commercial development to activities and uses that can be considered mixed use in nature. Adoption of specific plans in the Highway 101 Corridor and Downtown demonstrate the general trend to a mixed-use, more urbanized infill environment. Most of the new development in this corridor can be described as conducive to a mixed-use, residentially-supportive environment.

   Based upon local observation by City staff, the existing ownership patterns in the City can be generally described as long-term historical ownership. Many owners of land and property in the community have been present for many years and in some cases generations. What this implies is long-term ownership of properties generally features lower debt service on existing land. Multiple generations of ownership create conditions where, although land values may be at a premium, individual development viability may be positively influenced by the minimization or lack of debt service on land.

   Long-term trends have reduced demands for retail and commercial space, and owners may become more interested in residential development. Because of this observation, the City believes infill development will continue to be one primary type of development that will occur in the City. Additionally, , redevelopment will continue to play a role in expanding residential opportunities in the City.

2. Land Values – One of the primary considerations for the viability of infill uses on mixed use sites is the cost of land in the City. There are significant variations in land costs

depending on the geographic location in the City. What this means is that those areas that experience higher land costs should provide the maximization of development potential on individual sites. The City understands that coastal communities will always exhibit higher land costs. Therefore, methods to contribute to higher levels of land utilization with the introduction of housing opportunities as additional development options will contribute to the heightened viability of development. Changes in land use development regulations, including the permitting of residential and residential mixed-use development in areas that are traditionally commercial-only is one method to achieve this. The City has continued to see applications for residential development on infill sites, as evidenced by the recently approved development applications and permits.

Another aspect to consider in the land use analysis, is land to improvement value. The idea is the potential for a relatively small amount of land to hold a relatively high number of structures, as the same piece of land can contain a single-family home with one set of tenants or a multiplex consisting of two, three or even four units, creating the possibility of doubling, tripling or even quadrupling the amount of rent that can be collected from the property. Redevelopment is likely to occur in those instances where an underutilized site has a high land value and relatively low improvement value. In terms of the basic relationship between “land” as a scarce resource and “choice”, there is a great opportunity cost to the property owner since the potential gain from the “highest and best use” alternative exceeds the alternative of not redeveloping.

The City has focused its provision of lower income sites on sites that are vacant or highly underutilized. Those sites considered non-vacant, but highly underutilized, have a favorable ratio of existing improved value versus land value. Of those sites with existing “uses,” many are derelict, unused or vacant structures. This means the future development costs will not be complicated by significant removal, tenant relocation and or repurposing of existing structures on a site.

The City has provided, through the city’s rezone program in conjunction with the 5th Cycle Housing Element Update, the establishment of land use standards and provisions that encourage and facilitate the development of multifamily and other development types more likely to be affordable to moderate and lower income households.

3. Alternatives to traditional infill development – the City understands that existing land use policy can be complimented by various strategies to encourage further development on existing built areas. These include Accessory Dwelling Units and Inclusionary Housing provisions allowing the use of ADUs to meet inclusionary housing requirements. This is another method for utilizing existing developed land for additional infill opportunities. The City has adopted an Accessory Dwelling Unit policy that furthers the ability of existing residences to accommodate additional residential development, a portion of which is affordable to lower and moderate-income households.

4. Height Standards –As part of the rezone program completed in conjunction with the City’s 2013-2021 Housing Element, new development standards were drafted and applied to all sites within the R-30 Overlay zone. These standards included an increase in building height to 3 stories and 35’-39'. The City believes that this increase in height will be more appropriate and conducive to the development of housing on designated R-30 infill sites.

11.3.1 Lease Analysis

One of the primary concerns for redevelopment/infill development on non-vacant sites is the existence of leases that may prevent land development within the planning period. While state law requires the City to consider lease terms in evaluating the use of non-vacant sites, the City does not have access to private party lease agreements or other contractual agreements amongst private parties. However, no owner or tenant has opposed the inclusion of a property based on the existence of a long-term lease. For non-vacant sites designated as lower income sites, property owners have provided a letter either stating that leases are short term or otherwise stating that they intend to proceed with residential development on their site. These letters are included in Appendix C. Owners and developers have also expressed to the City that in most cases existing leases are not per se a barrier to development. Rather, they are factored into land costs.

There have been very favorable market conditions for residential and residential mixed-use infill development in the City of Encinitas, as shown by the number of development applications for infill development in recent years. Because of the value of land in the community, mixed-use and higher density residential products continue to show noticeable activity. The City believes this trend will continue for the long term.

11.3.2 Regulatory Incentives

Many of the developments of infill residential uses have utilized density bonus provisions, which require that projects include homes affordable to lower income families and provide substantial benefits to developers. The City's experience in processing dozens of density bonus projects is unusual and enables staff to respond to developer requests for concessions and incentives in a knowledgeable fashion.

Many developers on R-30 Overlay non-vacant sites have elected to build rental housing with 20 percent affordable housing in order to take advantage of 'by right' approval. Under 'by right' approval, qualifying housing development projects are exempt from review under the California Environmental Quality Act, and only design review approval and a coastal development permit (for projects in the coastal zone) are required, as specified in Municipal Code Chapter 30.09.010, Note 35.

Infill residential development is largely permitted in areas with adopted specific plans. Adoption of a specific plan provides detailed, objective standards for developers and allows residential and mixed-use development projects in the City to utilize two statutory exemptions under the California Environmental Quality Act: residential projects consistent with a specific plan (Government Code Section 65457) and mixed-use projects in a transit priority area consistent with a specific plan (Public Resources Code Section 21155.4). This incentive may enable faster review of projects.

Land use incentives for infill residential also include a 'permit ready' program that includes pre-approved designs for ADUs with expedited processing. The City sponsored legislation to make it easier to legalize ADUs built without building permits.

The Specific Housing Element programs are designed to provide additional incentives for development on non-vacant sites. These include Program 3A, to consider reduction of required parking; Program 3B, to consider removing some requirements for ground floor retail; and 3D, to further improve the development review process.

11.3.3 Current Market Demand for Existing Uses

If current socioeconomic and demographic trends continue, the demographic profile of the San Diego region will change dramatically by the middle of this century. According to draft population forecasts developed by SANDAG (Series 13), the region's population will rise to 4,068,759 million in 2050, from 3,095,313 million in 2010. This represents a 31.4 percent increase. Forecast modeling also reveals that the region's fastest-growing population overall will be its retirement or senior-aged community. Based on the Series 12 modeling (2010), the share of those 65 years-and-older will rise 143 percent and the number of people older than 85 is projected to increase by 214 percent by year 2050. Nationwide, a lot of attention has also been paid to the baby boomer generation, those born between 1946 and 1964. This large group of Americans currently totals 76 million, and as they age, their changing housing demands and choices create changes in housing markets.

A growing elderly population generates demand for housing near commercial goods and services, amenities, where older adults can get what they need without getting in a car. Also, typically, as income decreases with age, this reflects a willingness to live in smaller spaces. As boomers start to retire, many will be seeking a senior-friendly lifestyle and housing. Although many will initially expect to stay in their existing homes and communities, others will choose to downsize homes and/or seek more service-rich environments. One development association, the Urban Land Institute (ULI), contends that these demographic factors will lead to a population that will want to adapt to smaller, more efficient living units in areas more convenient to work, shopping, recreation and entertainment (ULI, Emerging Trends, 2011). Other documents and publications have also indicated that smaller units near transit services are expected to be the trend (Sources: Builder Online, American Public Transportation Association, National Association of Realtors®, Journal for Public Transportation, Real Estate Economics, etc.) Nationally, America's suburbs are experiencing a shift away from the development patterns of previous decades, which were almost entirely auto-centric. Evolving demographics and preferences held by specific demographic groups, or generational cohorts will drive the change. And it isn't just the baby-boomer generation. A February 2013 article posted on ULI's website, "*How to Make Suburbs Work Like* Cities," and discussed at a Housing Opportunity 2013 Conference, reported that Generation Y (an 80 million-member group that is just entering the housing market), tends to favor the convenience and choices provided by urban-style environments and apartment- like mixed-use housing; and not the suburb environments that they grew up in. In response to this growing trend and demographic swing, local agencies are looking at innovative solutions to create unique places where people can live and work. This will fundamentally reshape our cities in terms of transport infrastructure and density to meet everyday shopping and lifestyle needs within a single neighborhood.

Additionally, with the increasing amount of on-line shopping, many retail areas are experiencing increased vacancies. Self-driving cars may substantially reduce the need for parking. While it is difficult to predict the extent to which these long-term trends will affect particular sites, given high demand for housing and less demand for retail, it is likely that many owners over time may desire to construct residences on sites now used for retail stores.

11.3.4 Development Trends

Land availability and demographic trends are reshaping the location and types of residential development in urban areas of the San Diego region. Policy direction at the state, regional and local levels coupled with these trends, created high demand for housing. The revitalization and

reuse of existing underdeveloped areas into multifamily and mixed-use projects at higher densities is the primary way in which housing needs will be met in the San Diego region. As a coastal community in the northern San Diego region with little undeveloped and unconstrained land yet in need of more housing, the regional influences pushing revitalization and reuse for accommodating new housing are expected to be mirrored in Encinitas. Many of the proposed sites for Encinitas involve revitalization and reuse, consistent with regional policies and trends backed by market analysis. There is also a practical need to rely in part on these types of sites since undeveloped and unconstrained sites are largely lacking in the city.

The site assessment methodology for evaluating parcels listed in Appendix C was crafted under realistic assumptions regarding the potential of each candidate site to develop and recycle with high density housing. The analysis demonstrated that these inventoried sites are not only ripe for development, but collectively represent a smart and sustainable housing strategy for both market-rate and affordable housing opportunities for lower income households.

12 Sites Suitable for Lower Income Housing

The City has identified parcels that can accommodate ~~1,601~~ 1,355 lower income units, compared with the City's lower income RHNA obligation of 838 units. Sites that can accommodate 673 units are vacant, while the remainder are non-vacant sites accommodating ~~928~~ 682 units where owners have expressed written interest in redeveloping their property for residential development.

The lower income sites inventory in Appendix C describes each of these sites in detail, including site capacity, existing uses (if any), development constraints, and other features. Water and sewer distribution lines are available in the public right of way adjacent to each site, and the City has adequate water and sewer capacity to accommodate the RHNA. Appendix C also describes in detail assumptions made in calculating site capacity.

Housing Element Program 1A identifies these sites which are zoned with an R30 Overlay. The R30 Overlay requires a minimum density of 25 units per net acre and allows a maximum density of 30 units per net acre, with 'by right' approval for any project with 20 percent low income housing that does not involve a subdivision. On all sites listed in the Housing Element, housing occupied by lower income households in the last five years must be replaced. Allowable building heights are three stories, or 35 feet for flat roofs and 39 feet for sloped roofs. but only for residential developments achieving 25 units per net acre on the rezoned sites. Lastly, the Land Use Element, Zoning Regulations and existing Specific Plans also allow residential densities between 25 and 30 units per net acre.

The sites designated as suitable for lower income housing were selected based on their existing vacant or underutilized character, owner interest in developing residential uses, and suitability for development. The City has received development applications for the following sites, as outlined in Appendix C:

- Rancho Santa Fe Parcels (Gaffney/Goodson) (08a,08b)
- Baldwin & Sons Properties (AD2a, AD2b, AD2c)
- ~~Echter Property (09)~~
- Sunshine Garden Parcels (12)
- Jackel Properties (07)

- Sage Canyon Parcel (AD1)
- Vulcan & La Costa Site (AD8)

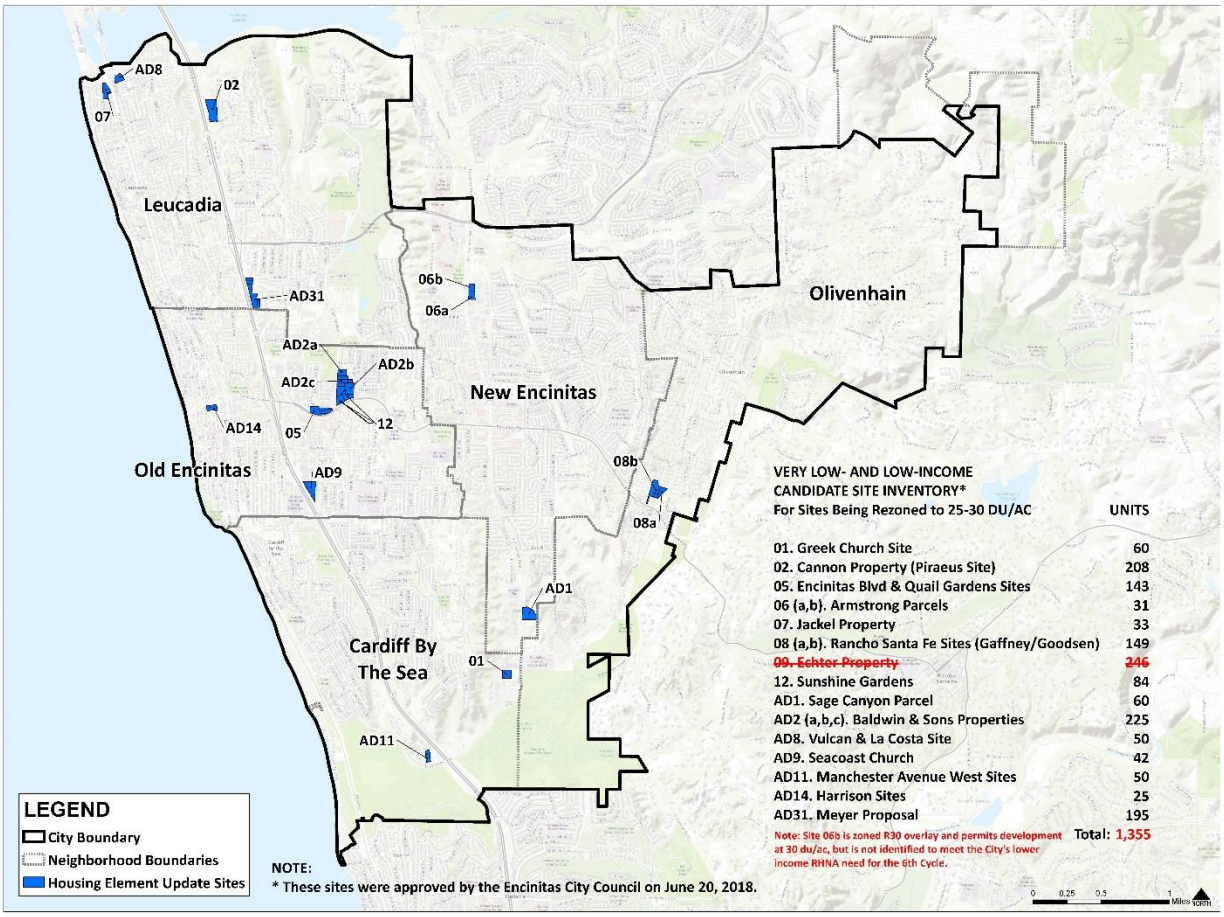
As shown in Table C-5 within Appendix C, the applications have proposed unit yields that exceed the projected unit yield of 25 units per net acre by over 70 percent due to use of density bonuses. To reflect this experience, the potential unit yields calculated in Table B-52 for projects that do not have a formal application assumes a conservative and modest increase in the development potential from 25 to 30 units per net acre, a 20 percent increase (compared with the 70 percent increase actually experienced), to more realistically project likely future development on the seven sites.

Table B-52 summarizes the residential capacity of these sites. In total, these sites designated for lower income housing include ~~61.96~~ 52.11 net acres of land which creates an opportunity for a realistic capacity of ~~1,601~~ 1,355 units.

Table B-52: Residential Capacity on R30 Overlay Sites			
Site Number	**Site Name**	**Net Acreage**	**Potential Units**
Vacant			
02	Cannon Property (Piraeus)	6.93	208
05	Encinitas Blvd & Quail Gardens Sites	4.78	143
06a	Armstrong Parcels	1.06	31
08a	Rancho Santa Fe Parcels (Gaffney/Goodsen)	1.45	36
AD1	Sage Canyon Parcel	2.40	60
AD2a	Baldwin & Sons Properties	2.98	74
AD2b	Baldwin & Sons Properties	4.86	121
	Subtotal	*24.46*	*673*
Non-vacant			
01	Greek Church Parcel	2.00	60
07	Jackel Properties	2.97	33[1]
08b	Rancho Santa Fe Parcels (Gaffney/Goodsen)	4.57	113
~~09~~	~~Echter Property~~	~~9.85~~	~~246~~
12	Sunshine Gardens Parcels	3.39	84
AD2c	Baldwin & Sons Properties	1.21	30
AD8	Vulcan & La Costa	2.00	50
AD9	Seacoast Church	1.41	42
AD11	Manchester Avenue West Sites	1.67	50
AD14	Harrison Sites	1.91	25[1]
AD31	Meyer Proposal	6.52	195
	Subtotal	~~37.50~~ 27.65	~~928~~ 682
	Total	~~61.96~~ 52.11	~~1,601~~ 1,355

Notes:
1. Unit Yield anticipates that this site will be developed for mixed-use.

Figure B-13: Map of R30 Overlay Sites



12.1 Accessory Dwelling Unit Production

The City records the number of accessory dwelling units (ADUs) built on an annual basis and surveys the affordability level. Consistently maintained records help determine trends in accessory unit construction. The City has implemented a very active accessory dwelling unit (ADU) program that averaged 77 units per year in 2017 and 2018 and issued 103 building permits for new ADUs in 2019 and 129~~16~~ units in 2020. Additionally, the City received ADU applications for over 200 units in both 2019 and 2020 after the adoption of the city's ADU and JADU programs as well as the 'permit ready' program. These are outlined in the section below.

Due to limited available land within the City, ADU construction is very important to the City in its efforts to provide opportunities for affordable housing, and it has created numerous incentives for ADU construction.

After passage of new state laws effective January 1, 2017, the City applied state standards in evaluating ministerial applications for ADUs. Those standards eliminated many parking and other requirements, especially for ADUs contained within existing space. In March 2018, the City adopted its own ADU and junior accessory dwelling unit (JADU) ordinances which incorporated the loosened state standards, as well as providing further incentives:

- Both an ADU and a JADU may be constructed on one lot, including both detached and attached ADUs;
- Floor area ratios have been increased on lots smaller than 10,000 sq. ft.;
- ADUs may have a maximum size of 1,200 sq. ft. so long as they do not exceed the floor area of the primary residence; and
- Development fees have been waived.

The City has developed a 'permit ready' program that includes pre-approved designs for ADUs with expedited processing. The City has also sponsored legislation to make it easier to legalize ADUs built without building permits. The City is now continuing to modify its ADU ordinance to be consistent with the ADU legislation adopted in 2019.

In April 2018, the City conducted an additional survey to determine affordability levels of second units built during the planning period. The survey was sent to all recipients of building permits within the planning period (**Figure B-14**). The results of that survey effort revealed that 24.6 percent of the second units were rented at levels affordable to very low- and low-income households and 17 percent were affordable to moderate-income households. The City has continued to survey each ADU applicant receiving a building permit about the intended rent for the unit. In 2019, according to the surveys received, of the 103 permits issued for ADUs, 20 percent were being offered at rents affordable to very low and low-income households, 30 percent to moderate households, and 50 percent to above moderate households. This is consistent with the 2018 survey results that identified 25 percent of the ADUs being offered to very low and low-income households and an increase in the amount offered at a moderate income.

Because standards have been so significantly reduced, and JADUs are now permitted, the City anticipates that at least 125 units per year will be built during the planning period (1,000 units total), and that 24.6 percent of the ADUs built during the planning period, or 250 units, will be affordable to lower income households, and 300 units will be affordable to moderate income households. The actual percentage of affordable units may be higher if JADU construction becomes common, since these units are smaller with more limited facilities, and so may be more affordable than ADUs.

Figure B-14: April 2018 Accessory Dwelling Unit Survey (Page 1)

ACCESSORY UNIT SURVEY
HOUSING ELEMENT UPDATE

An important component of the Housing Element update is planning for future housing needs, including the provision of affordable housing. In Encinitas, accessory units can provide an opportunity to address affordable housing needs while maintaining the quality and character of existing neighborhoods. For this reason, the City of Encinitas is collecting information on existing accessory units to assess their affordability. Our records show that you obtained a building permit to construct an accessory unit. **If this is correct, and you have an accessory unit**, please complete the survey and return in the enclosed self-addressed, postage-paid envelope. You may also drop the survey off at City of Encinitas, Development Services Department at, 505 S. Vulcan Avenue, Encinitas, CA, 92024. Please return by **April 30, 2018**. **If you do not have an accessory unit**, you do not need to complete the survey. However, if you have any thoughts on accessory units, we welcome your comments on the back of the survey.

Please note that this survey is to be completed anonymously and no identifying information is required or requested. Any identifying information will be kept confidential to the extent permitted under the law.

An accessory unit, as defined by the State, is a self-contained residential dwelling either attached or detached from the main house or in a separate structure on the property. The unit shall include all of the following:

- A bedroom
- A full bathroom
- A separate cooking facility

1. Is the accessory unit:

a) Attached to the main house
b) Detached from the main home

2. Does the Accessory unit have an outside entry?

a) Yes
b) No

3. How would you describe the use of the unit?

a) Occupied as living quarters or rented (Even if no rent is charged)
b) Short-term rental or guest house (Less than 30 days)
c) Not rented or occupied. Please specify: _____

4. Please circle the unit type and circle the corresponding rent:

Unit Type:	0 Bedroom (Studio)	1-Bedroom	2-Bedroom
Monthly Rent:	No rent charged	No rent charged	No rent charged
	Under $700	Under $800	Under $900
	$700-$830	$800-$950	$900-$1,070
	$830-$1,525	$950-$1,750	$1,070-$1,965
	Over $1,525	Over $1,750	Over $1,965

12.2 Regional Housing Needs Allocation

12.2.1 Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the numerous factors into consideration pursuant to Section 65584 of the State Government Code, but primarily focused on three:

- Transit locations;
- Location of jobs; and
- Obligation to affirmatively further fair housing.

SANDAG adopted its Regional Housing Needs Allocation (RHNA Plan) in April 2019. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments.

Each respective council of governments develops a methodology for distributing the housing needs to the local governments in its region. By statute, SANDAG consulted with both the affected municipalities and the public in accomplishing this task and received comments from HCD. Once adopted, local agencies must accommodate the full allocated share of units by income category. Please note that the housing allocation targets are not building requirements or mandates, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

Encinitas' share of regional future housing needs is a total of 1,554 new units for the upcoming planning cycle (2021-2029). This allocation is distributed into various income categories, as shown in **Table B-53**. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over-concentration of lower income households in any one community and reflects the obligation to affirmatively further fair housing.

Table B-53: Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	234	15.1%
Very Low (31 to 50%)[1]	235	15.1%
Low (51 to 80%)	369	23.8%
Moderate (81% to 120%)	308	19.8%
Above Moderate (Over 120%)	408	26.2%

Table B-53: Housing Needs for 2021-2029		
Income Category (% of County AMI)	**Number of Units**	**Percent**
Total	1,554	100.0%
Note 1: Cities are required to estimate the housing needs of extremely lowincome households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use half of the very low income allocation or apportion the very low income figure based on Census data. Therefore, the City's RHNA of 469 very low income units was split evenly. Source: Final Regional Housing Needs Allocation, SANDAG, 2019.		

12.3 Adequacy of Sites for RHNA

The City has designated sites with a capacity of ~~1,601~~ 1,355 units to accommodate its 838-unit lower income housing need. All of the sites designated for lower income housing can accommodate at least 16 units. They are zoned at 30 units per acre and allow residential uses "by- right" for projects with 20 percent low income housing and no subdivision. At least 50 percent of the lower income need is accommodated on sites designated for residential uses only, where mixed-use and nonresidential use is not permitted.

The Housing Element update lists sites that can accommodate approximately ~~2,140~~ 2,168 additional units, substantially in excess of the required 1,554 units. Another 1,000 ADUs are expected to be constructed. No further rezoning is needed. Overall, the City has adequate capacity to accommodate its 2021 - 2029 RHNA.

Table B-54: Adequacy of Sites Inventory				
	Very Low/ Low Income	**Moderate Income***	**Above Moderate Income**	**Total**
RHNA (2021-2029)	838	308	408	1,554
Units Entitled or Under Construction during the Projection Period	~~48~~91	4~~9~~4	~~276~~502	~~368~~642
Site Capacity Analysis				
Moderate Income - Mixed Use Areas	--	274	--	274
Existing Residentially Zoned Properties	~~1,601~~1,355	244	207	~~2,052~~1,806
Projected ADU Construction	250	300	450	1,000
Total Capacity (Buffer) Over RHNA Categories	~~1,061~~858	55~~9~~4	~~525~~751	~~2,140~~2,168
*Moderate income category includes the DCM-1, DCM-2, NCM-1, NCM-2, NCM-3, NCRM-1, N-CRM-2, D-OM, D-VCM Zones, R11, R15, N-R15, D-R15, N-R20, D-R25, N-R25, and R25. Reasonable capacity assumptions for the DCM-1 Zone are based on new information not previously available in the previous planning periods.				

12.4 R-30 Development Standards

The Zoning Code, and relevant Specific Plans, contain R-30 Overlay zoning standards designed to ensure that projects on R-30 sites can meet the site capacity figures projected. To date, most applicants have proposed substantially more units than projected, indicating that these development standards do not act as a constraint/

March 13, 2019 – City Council conducted a public hearing and approved the Housing Element and development standards as summarized below.

Table B-55: R-30 Development Standards	
Zone Requirement	**R-30**
Density (Maximum Dwelling units per acre)	30
Net Lot Area (sq.ft.)	30,000
Lot Width (ft.)	100
Lot Depth (ft.)	150
Front Yard Setback (ft.)	10
Building Height (ft.)	35[1](flat)/39' slopes
Maximum Number of Stories	3
Lot Coverage (maximum percentage)	65
Parking – Standards for Affordable Housing Units **Standards are inclusive of guest spaces**	Studio 1 space/unit 1 bedroom 1 space/unit 2 bedrooms 1.5 space/unit 3+ bedrooms 2 spaces/unit
Transitions	30' third floor setback required from property line when adjacent to single family & duplex units.
Notes: See EMC Section 30.16.010B6 for more detail regarding building height limits in the R-30 (OL) zone.	

As a part of this process, the City Council also approved provisions to allow height to be measured from finished grade by right on sites achieving at least 25 dwelling units per net acre in the R-30 Overlay zone.

The above standards, along with other regulatory changes to remove potential constraints to development, were incorporated in Zoning Code Section 30.16., Residential Zones, and relevant Specific Plans in March 2019. 'By right' approval is specified for projects containing at least 20 percent lower income housing and not including a subdivision, as required by Government Code Section 65583.2(h), and replacement affordable housing will be mandated on all sites identified in the Housing Element as required by Government Code Section 65583.2(g)(3). All sites designated can accommodate 16 units or more. Some of the sites consist of several individual parcels that are in common ownership. Although only two of the individual parcels are too small to contain 16 units, the rezoning will apply only to projects containing at least 16 units to ensure that lots are consolidated as needed.

13 Financial Resources

Providing for an adequate supply of decent and affordable housing requires layering of funding from various sources. The City has access to the following funding sources:

13.1 Affordable Housing Fund

The City has an Affordable Housing Fund using revenues primarily generated from the City's Inclusionary Housing program. The City's Inclusionary Ordinance provides the opportunity to a developer to pay a fee in lieu of providing affordable units on site. The per-unit in-lieu fee is calculated on a case-by-case basis, depending on the market conditions at the City. The affordable housing funds collected are then applied and/or leveraged with additional funding sources to create affordable housing in other locations. As of January 8, 2020, the City has a balance of approximately $1,400,000 million in the Affordable Housing Fund.

However, this fund is inadequate to provide the "gap financing" required to subsidize an affordable housing project. In California, both nine percent tax credits and four percent tax credits are oversubscribed. Consequently, to obtain tax credits projects typically require substantial local funding. Given high local costs, a subsidy of $1.4 million is almost certainly insufficient to enable a project to compete successfully for tax credits. The lack of a local funding source is probably the biggest obstacle to construction of affordable housing in Encinitas.

13.2 Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is the Federal government's largest program to assist very low-income families, the elderly, and the disabled by providing rent subsidy payments in privately owned rental housing units. As the units are market- rate, the program offers households the opportunity to have an expanded choice in housing. Section 8 participants typically, upon initial approval, pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the City of Encinitas administers the program and pays the difference between the tenant's contribution and the actual rent and utility costs, up to the payment standard established by the Housing Authority, based on HUD-established Fair Market Rents. To cover the cost of the program, HUD provides funds to allow the City to make housing assistance payments on behalf of the families. HUD also provides the Housing Authority with a separate allocation for administering the program.

13.3 Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;

- Construction or rehabilitation of public facilities and infrastructure, and:
- Public services for low income households and those with special needs.

The City of Encinitas has been an entitlement jurisdiction for CDBG funding since 1990. Annually, the City receives approximately $300,000; however, appropriations for many domestic programs, such as CDBG, future funding allocations are unknown at this time. Typically, the City expends CDBG funds to public services, fair housing, capital improvement projects, residential rehabilitation, and administration.

13.4 HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households.

Encinitas is not an entitlement jurisdiction, and therefore, does not receive HOME funds directly from HUD. The City participates in the HOME Consortium administered by the County of San Diego. Until FY 2014-15, HOME funding was allocated to each of the participating members of the HOME Consortium; however, due to federal changes to the HOME program, Encinitas no longer receives funding from the County of San Diego to administer HOME programs. As a continued member of the San Diego Regional Consortium, City of Encinitas residents may receive assistance through the County of San Diego's HOME programs. These programs include a first-time homebuyer down payment and closing costs assistance program and a tenant-based rental assistance program. HOME funding was also provided to the Emancipated Foster Youth TBRA and Family Reunification TBRA. The programs are developed to provide rental assistance to former foster youth between the ages of 18 and 24 and those that are attempting to reunify with their children while in substance abuse recovery. Additionally, the County periodically makes funding available for the new construction or acquisition and rehabilitation of affordable housing. Projects meeting the County's requirements would be eligible to apply for funding, when available.

13.5 City of Encinitas Housing Authority

The Encinitas Housing Authority offers Section 8 Housing Choice Vouchers to very low income households. Currently, the Housing Authority administers 136 vouchers, although current HUD funding supports 97 households.

13.6 Community Resource Center

The City partners with the Community Resource Center (CRC) located in Encinitas to provide a range of homeless services, including case management and counseling, services for victims of domestic violence, homeless prevention and intervention, food distribution, and employment assistance. The CRC is a 501(c)(3) nonprofit organization that has been the primary provider of comprehensive social services to the North County Coastal region since 1979. As of 2019,the agency had an estimated annual budget of $3.2 million and employed approximately 44 persons. Annually, the City provides CDBG funding for CRC to support its homeless services. The City has also provided assistance in the rehabilitation of CRC's social services facility, and transitional

housing facility, located in downtown Encinitas. The City also provides general funds to CRC Opening Doors program, which provides housing navigation, case management, landlord incentives, and move-in support for homeless households.

13.7 Nonprofit and For-Profit Housing Developers

The City partners with a number of nonprofit and for-profit housing developers to provide permanent affordable housing in the community. These include:

- Habitat for Humanity
- Mercy Housing: Cantebria Senior Apartments (44 units)
- North Coast Housing: Su Casa Family Apartments (28 units)
- Community HousingWorks: Esperanza Garden Apartments (10 units)
- Chelsea Housing, Iris Apartments: recently constructed (20 units)
- Second Street Apartments: Private Developers (4 units)
- Encinitas Preservation Association: Boathouse Apartments (4 units)
- Encinitas Ranch Apartments, LLC: Elan Pacifico (120 units, 22 affordable)

14 Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

The City's energy goals, stated in the Resource Management Element of the General Plan, make every effort to conserve energy in the City thus reducing dependence on fossil fuels. The City's policies relating to energy include encouragement for the use of alternate energy systems, urban design that maximizes opportunities for solar energy use and energy conservation, and promotion of energy conserving standards and requirements for new construction.

Starting in 2012, the City promoted energy efficiency, environmental stewardship, and sustainability by eliminating or reducing permit fees for solar photovoltaic home systems, solar water heating home systems, electric vehicle supply equipment for home charging, clean natural gas systems for home refueling, etc. What started as a one-year program (launched in July 2012) has evolved into a program that will be evaluated on a yearly basis in conjunction with the City's budget. The energy efficiency permit fee waiver program was recently extended.

In January 2018, the City adopted an update to its Climate Action Plan. To further advance community energy goals, the City will implement a number of measures (e.g., require energy audits, solar photovoltaic systems and solar water heaters) to achieve residential-focused greenhouse gas emission reductions. Until those measures are adopted, Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

San Diego Gas & Electric offers an Energy Savings Assistance program that offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weather-stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances. The City helps publicize this program on the City website.

15 Evaluation of Previous Housing Element

The Housing Element must analyze the City's accomplishments during previous Housing Element planning periods. This section describes the City's progress in implementing the 2013 – 2021 Housing Element; the effectiveness of the Element; and the appropriateness of the Element's goals, objectives, and policies.

It evaluates the City's progress in two contexts: 1) the City's progress towards meeting Coastal Zone requirements; and, 2) the City's success in meeting its housing goals and program objectives. This evaluation is a key component in the determination of goals and programs to be included in the 2021-2029 Housing Element.

15.1 Evaluation of Progress towards Meeting Coastal Zone Requirements

Section 65588 of the Government Code requires that, in housing element updates, coastal jurisdictions document the number of low and moderate income units converted or demolished, and the number of replacement units provided. Section 65588 also requires that revisions of the housing element must include, for the coastal zone:

- Number of new units approved for construction after January 1, 1982
- Number of units for low and moderate income households required to be provided either within the coastal zone or within three miles of it.
- Number of units occupied by low and moderate income households and authorized to be demolished or converted since January 1, 1982.
- Number of units for low and moderate income households required either within the coastal zone or within three miles in order to replace those being demolished or converted.

Because the City was incorporated in 1986, information is not available for units produced between 1982 and 1986. The information in **Table B-56** was obtained from the County of San Diego Department of Housing and Community Development and from City records.

Table B-56: Residential Development in Coastal Zone (1986-2019)			
Residential Development in the Coastal Zone	**1986-1999**	**1999-2004**	**2005-2019***
New construction	1,021	1,013	1,409
New low-and moderate-income housing	43	48	154
Demolished market rate housing	65	81	213
Demolished/converted low- and moderate-income housing	4	0	0
Replacement low- and moderate-income housing	4	0	0
*Date range includes 7/1/2005 to 12/31/2019			

15.2 Evaluation of Adopted Housing Element Goals and Programs

This section of the Housing Element describes the City's progress in meeting the goals and policies of the latest adopted Housing Element; evaluates the effectiveness of each program; and describes the appropriateness of the goals, policies, and objectives.

The results of this review and assessment were used to revise and update the proposed programs for 2021-2029 as described in Section 1. The programs were organized into five major issue areas: Housing Opportunities, Homeownership Opportunities, Rental Assistance, Quality of Housing, and Maintenance and Preservation of Housing.

15.3 Housing Opportunities

2013/2021 HE Program 1: Adequate Sites

2013/2021 HE Program 1A: Accommodate the City's Regional Housing Needs Assessment Allocation

Program Objectives:

- Adopt the required General Plan, specific plan, and zoning amendments by April 2019 and submit changes to the California Coastal Commission.
- Ensure internal consistency with all General Plan elements.
- Make available the sites inventory to interested developers.
- Provide that changes outside the coastal zone will become effective 30 days after adoption. Process development applications consistent with the adopted plans while California Coastal Commission review is ongoing, so City can act on applications as soon as California Coastal Commission actions are final.

Program Accomplishment: In March 2019 the City adopted the 2013-2021 Housing Element Update and all of the required General Plan, specific plan, and zoning amendments needed to accommodate the City's RHNA and ensure internal consistency and submitted the changes to the Coastal Commission. The City made the sites inventory available to interested developers and provided that changes outside the coastal zone would become effective 30 days after adoption. Although no developers made an application prior to Coastal Commission approval in September 2019, many met with the City to discuss their applications.

Program Evaluation: This program was successfully implemented in March 2019, with Coastal Commission approval occurring in September 2019. To date the City has received applications for five of the designated R-30 sites, which together propose to construct 1,250 units at a minimum density of 25 units per acre, as specified in the Housing Element.

2013/2021 HE Program 1B: Adopt Amendments to the Zoning Code to Accommodate Lower Income Housing

Program Accomplishment: Concurrently with adoption of the 2013-2021 Housing Element Update, the City adopted amendments to the zoning code in March 2019 that allowed development of housing up to 30 dwelling units per acre and provided the necessary development standards. The ordinance provided that changes outside the coastal zone would become effective 30 days after adoption. Although no developers made an application prior to Coastal Commission approval in September 2019, many met with the City to discuss their applications.

Program Evaluation: This program was successfully implemented in March 2019, with Coastal Commission approval occurring in September 2019. To date the City has received applications for five of the designated R-30 sites, which together propose to construct 1,250 units at a minimum density of 25 units per acre, as specified in the Housing Element. The development standards have allowed the sites to be developed at the density specified or higher densities.

2013/2021 HE Program 1C: Promote the development of accessory housing units

Program Accomplishment: Following the passage of new State laws effective January 1, 2017, the City applied State standards in evaluating ministerial applications for ADUs. The City adopted its own ADU and junior accessory dwelling unit (JADU) ordinances in March 2018 which contain provisions to encourage ADU and JADU construction. In March 2019, the City worked with local architects to create a selection of pre-approved ADU building plans as part of its Permit-Ready ADU (PRADU) program to expedite the process and reduce costs for residents who wish to add ADUs and JADUs. The City also released a Fact Sheet in September 2019 to promote the program and answer frequently asked questions regarding the PRADU program. The PRADU plans have been used for 27 applications in 2019. Building permits were issued for 103 ADUs in 2019, greatly exceeding the 40 unit per year goal.

Program Evaluation: This program has been successful in promoting the development of accessory dwelling units. Many more permits have been issued than projected in the Housing Element. The City is in process of amending the ADU Ordinance to be consistent with 2019 State Law changes.

2013/2021 HE Program 1D: Ensure that adequate sites remain available throughout the planning period

Program Objective:

- Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or at a different income level than shown in the Housing Element. If insufficient suitable sites remain, identify and, if necessary, rezone sufficient sites within 180 days.
- Report as required through HCD annual report process.

Program Evaluation: The City maintains the current capacity of Housing Element sites designated to meet the lower income RHNA need as no sites have been approved since adoption of the 2013-2021 Housing Element. Should development occur within the planning period that results in insufficient suitable sites remaining to meet this need, the City will identify and rezone additional sites. The City has submitted all required Annual Reports to HCD.

2013/2021 HE Program 1E: Energy conservation and energy efficiency opportunities

Implement the residential strategy measures listed in the City of Encinitas' Climate Action Plan (CAP).

Program Accomplishment: On November 13, 2019, the City Council adopted the updated 2019 Building Code and electric vehicle charging station requirements. The CAP implementation measures, including higher energy efficiency standards are being drafted to amend the 2019 Building Code. The measures specific to residential development include:

Action BE–1 Require Energy Audits of Existing Residential Units – In Progress

Action BE-2 Require New Single-Family Homes to Install Solar Water Heaters – In Progress

Action BE-3 Adopt Higher Energy Efficiency Standards for Commercial Buildings – In Progress

Action BE-4 Require Commercial Buildings to Install Solar Water Heaters – In Progress

Action RE-2 Require New Homes to Install Solar Photovoltaic Systems – In Progress

Action RE-3 Require Commercial Buildings to Install Solar Photovoltaic Systems – In Progress

CET-4 Require Residential Electric Vehicle Charging Stations – Completed Fall 2019

CET-5 Require Commercial Electric Vehicle Charging Stations – Completed Fall 2019

Program Evaluation: The City is continuing to implement the residential strategy measures from the Climate Action Plan. This program is on-going and continued in the 2021-2029 Housing Element. In addition, the CAP is being updated to incorporate the proposed increased density in housing units and potentially identify additional measures to be implemented.

2013/2021 HE Program 2: Affordable Housing

2013/2021 HE Program 2A: Continue to improve inclusionary housing policies

Program Accomplishment: The City has continued to implement the inclusionary ordinance and proposed projects have contained the required affordable units. Ordinance amendments to require more affordability and greater flexibility were approved by the Coastal Commission in February 2019. Results of additional studies (economic feasibility study, gap analysis, and nexus study) to consider in-lieu fees (except on sites designated to accommodate housing for very low and low income households), impact fees for projects with one to six units and a supportable increase to the inclusionary requirement, have been presented to the City, and additional amendments are being considered.

Program Evaluation: This program is continued in the 2021-2029 housing element. The results of further inclusionary housing studies will be analyzed by the City to determine if additional changes to the City's inclusionary housing ordinance will provide more affordable units.

2013/2021 HE Program 2B: Facilitate affordable housing for all income levels

Program Accomplishments: The City has annually allocated CDBG funds to maintain the supply of affordable housing, primarily by rehabilitation. To date the Affordable Housing Funds have not been able to be used to increase the amount of affordable housing on housing strategy sites. The City continues to review publicly owned sites to identify those suitable for affordable housing development and has also continued to implement the City's specific plans. Because no funding is available to support moderate-income housing, the City is currently considering measures that will encourage 'affordability by design,' through strategies such as limiting the maximum size of units with a given number of bedrooms on sites zoned to accommodate lower and moderate-income housing. In March 2019, a maximum average unit size for dwelling units constructed in the R30 Overlay zoning district was adopted with the code amendment.

In addition, the City held two Affordable Housing Developer Roundtable discussions and presented to Housing Authority/City Council on October 30, 2019. CC provided direction on incentives, of which "affordable by design" was discussed along with micro-units and tiny homes.

The City has retained a housing consultant to facilitate opportunities for affordable housing; work with the development community to identify locations and opportunities to construct new affordable housing; preserve existing affordability restrictions; and acquire or rehabilitate units for affordable housing purposes.

As opportunities arise, new funding sources for lower income housing will be sought from available non-profit, local, state, and federal programs.

Program Evaluation: Substantial local funds are usually required for projects to qualify for tax credits and other funds, and the City has insufficient available funds to compete successfully or to attract developer interest, given the high subsidies required per affordable unit. Feasible options may be adoption of in-lieu fees for smaller projects, to provide an additional source of funds; use of City land; or partnering with other agencies that own property in Encinitas, including San Diego County and North County Transit.

2013/2021 HE Program 2C: Utilize Section 8 housing choice vouchers

Program Accomplishment: The City's Housing Authority has continued to administer the housing choice vouchers program based on HUD funding and to promote the program to rental owners. Eighty-four (84) of the available 96 vouchers are used by extremely low-income households.

Program Evaluation: The program has been successful in housing extremely low-income households in the City, and the City will continue to administer the program and to allocate general fund dollars to pay for administrative costs to replace in part declining federal support, if funds are available. The passage of State laws prohibiting discrimination against voucher holders has provided more available rentals.

2013/2021 HE Program 2D: Ensure that the density bonus ordinance continue to be consistent with State law

Program Accomplishment: The City's density bonus ordinance has been updated to be consistent with the amendments to State Density Bonus Law enacted through 2016. The City is currently in process of amending the density bonus ordinance to be consistent with the 2019 State Law changes. About two-thirds of residential projects in the City utilize density bonus law to obtain bonuses, parking reductions, concessions, or waivers.

Program Evaluation: This program is continued in the 2021-2029 housing element. The City will review any future amendments to State Density Bonus law to ensure that its local ordinance remains consistent with State law.

2013/2021 HE Program 2E: Accommodate specialized housing types

Program Accomplishment: In February 2019 the City adopted an emergency shelter ordinance and approved amendments to the Zoning Code to permit emergency shelters by right without discretionary review process in the Light Industrial (LI) and Business Park (BP) zones. The amendment was approved by the California Coastal Commission in February 2020.

In November 2019, the City Council adopted amendments to the Zoning Code and Specific Plans to accommodate employee housing, agricultural employee housing, supportive housing, and transitional housing in compliance with State Law. In addition, the City adopted an ordinance to allow single room occupancy housing as a permitted use where multi-family residential uses are permitted. These ordinances were approved by the California Coastal Commission in March 2020.

Program Evaluation: This program is continued in the 2021-2029 housing element. The City will continue to make updates to its zoning code or adopt policies and procedures to accommodate specialized housing types as required by amendments to State law, such as procedures regarding low barrier navigation centers and supportive housing.

2013/2021 HE Program 2F: Continue programs to reduce homelessness

Program Accomplishment: The City has provided financial assistance to nonprofit service agencies such as the Community Resource Center, YMCA-Oz North Coast, Fraternity House, Catholic Charities, and Interfaith Shelter Network to provide shelter and supportive services for the homeless through Community Development Block Grant (CDBG) funding. The City also provides funding to the Community Resource Center to operate the Opening Doors program, which matches homeless households with housing navigators and housing resources, to ultimately be placed into permanent housing.

Since 2015, 7,121 homeless residents have been served by local shelters and service providers. In 2020, City Council allocated funds for a Homeless Action Plan which is currently under development. The City in January 2020 also approved a proposal by Jewish Family Services to operate a Safe Parking Program for 25 vehicles at Leichtag Commons. The City also allocated funds to develop a Homeless Action Plan to further planning efforts to assist the City's homeless population, which is currently underway.

Program Evaluation: Given the City's limited resources, the programs supported by the City have had reasonable success. A portion of the persons assisted have found permanent housing. The program is being continued in the 2021-2029 Housing Element.

2013/2021 HE Program 3: Mitigation of Constraints

2013/2021 HE Program 3A: Establish parking standards appropriate for different kinds of housing

Program Accomplishment: In March 2019, City Council adopted reduced parking standards for deed restricted affordable units for developments on R30 Overlay zoned sites. The City is currently studying parking standards appropriate for affordable, senior-aged, mixed-use, and

transit-oriented housing projects are necessary. Most developers utilize the standards provided in the density bonus statute to reduce required parking.

Program Evaluation: The City intends to complete the ordinance amendments, and the program remains in the 2021-2029 Housing Element.

2013/2021 HE Program 3B: Modify regulations that constrain the development of housing

Program Accomplishment: The City Council repealed the air space requirement and findings for residential projects related to density and design in March 2019. The City is currently in the process of reviewing standards for ground floor commercial uses.

Program Evaluation: The 2021-2029 Housing Element retains programs related to review of standards for ground floor commercial uses and includes a program to develop objective design and zoning standards.

2013/2021 HE Program 3C: Right to Vote Amendment

Program Accomplishment: The City has sought a judicial determination that state law preempts portions of Proposition A and vote requirements in the Land Use Element by filing an action on September 6, 2019. The litigation is ongoing and has not yet proceeded to a final judgment.

The City began to prepare the Sixth Cycle Housing Element in early 2019. Because the City's RHNA is significantly lower than in the Fifth Cycle, no additional sites must be designated for lower income housing and rezoned to a higher density.

The Sixth Cycle Element includes a planned buffer of (79%percent) to ensure that adequate sites will remain throughout the planning period. Based on an economic feasibility study, the City is processing amendments to its inclusionary ordinance to increase the required percentage to 20 percent.

Program Evaluation: The litigation is ongoing and has not yet proceeded to a final judgment, so the program's effectiveness is not yet known.

The City expects that this program will result in the on-time adoption of the 2021-2029 Housing Element. The City will continue its efforts to encourage owners to provide more lower income housing than required, so that there will be no need to up zone sites during the planning period. The City will implement this program during the Sixth Cycle in the event that additional sites will be needed due to 'no net loss' requirements, to update the Housing Element date due in 2025, or to meet the City's Seventh Cycle RHNA.

2013/2021 HE Program 3D: Rescind Obsolete Growth Management Policies and Programs

Program Accomplishment: The City amended the growth management policies of the Land Use Element and rescinded the Growth Management Plan Ordinance to eliminate the annual housing permit allocation process in March 2019. This program is not continued in the 6th Cycle Housing Element.

2013/2021 HE Program 3E: Improve the efficiency of the development review process for housing projects

Program Accomplishment: No projects have been proposed that qualify for expedited permit processing The City is receiving SB2 funding and has hired a consultant to assist in the development of an expedited permit process. In addition, the City is tiering off existing environmental document in review of proposed projects by utilizing the mitigation measures

incorporated into the General Plan by the Environmental Assessment and the Measure T EIR to the extent permitted by State law.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 3F: Review nongovernmental constraints impeding development of approved housing projects

Program Objectives:
- Contact applicants to discover nongovernmental constraints preventing construction.
- To the extent appropriate and legally possible, identify actions that may help to remove these nongovernmental constraints.

Program Accomplishment: The City has identified projects that have been approved by Planning Commission but have not submitted for a building permit within the last year. Once the questionnaire is drafted it will be sent to applicants to determine any nongovernmental constraints.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 3G: Seek to create community support for housing at a variety of income levels

Project Objectives:
- Provide information to Encinitas residents about local housing needs, state law requirements (in particular, Housing Element Law, 'no net loss,' the Housing Accountability Act and SB 35), and other topics related to housing for all income levels.
- Ensure that any housing developed at higher densities complies with any adopted design guidelines and is of excellent design quality.
- Amend the City's capital improvement program if additional infrastructure improvements are required to provide for additional housing development.

Program Accomplishment: City provides information on state law requirements and ordinance requirements in FAQ handouts, affordable housing needs, and a variety of information for developers/property owners and renters on the City's website. The City is in the process of developing guidance and information specific to Housing Element Law, 'no net loss,' the Housing Accountability Act and SB 35. The City continues to implement and assess needed amendments to the CIP to aid housing development. In 2019 1,625 feet of sidewalks added; eight pedestrian crosswalks placed; 8.5 miles of additional traffic calming measures added; and 2.8 miles of bike lanes added.

Program Evaluation: Substantial community opposition to multifamily housing projects at all income levels continues. State law which limits the ability to enforce current design guidelines may not allow the City to obtain excellent design quality. Consequently, the City is in the process of development objective design guidelines that will be more enforceable. This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 3H: Monitor adequacy of development standards

Program Accomplishment: The City reviews the development standards in Title 30 to determine if any create a burden on development. No constraints have been identified with the projects that have been proposed. Most projects submitted to date have exceeded densities and take advantage of the State Density Bonus Law.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 4: Conservation of Existing Housing Stock

2013/2021 HE Program 4A: Pursue opportunities to create safe and healthy housing

Program Accomplishment: The City adopted an Affordable Unit Policy (AUP) in 1993 to allow dwelling units built or converted without required permits to apply for legalization. The City continues to periodically market the program to homeowners via City newsletter, website, and/or flyers at public counters. In the period between January 1, 2010 and December 31, 2019, 42 units have been approved through the AUP program.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element. The City plans to consider further extension of the Affordable Unit Policy (AUP) program in March 2021.

2013/2021 HE Program 4B: Assist in rehabilitating housing

Program Accomplishment: The City's Residential Rehabilitation Program provides grants and/or low interest, deferred, and/or forgivable loans for building code violations, health and safety issues, essential repairs, upgrades of major component systems, and modifications to accommodate disabilities. The assistance is available to low-income homeowners and to owners of rental units that will rent to low income households. The key funding source available for the rehabilitation program comes from Community Development Block Grants (CDBG).. Since 2015, 26 low moderate-income households, approximately five per year, have been provided grants for residential rehabilitation.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 5: Equal Housing Opportunities

2013/2021 HE Program 5A: Reasonably accommodate housing for the disabled

Program Accomplishment: To ensure full compliance with reasonable accommodation procedures of the Fair Housing Act, the City adopted a Reasonable Accommodation Ordinance in November 2019 to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. This Ordinance was approved by the California Coastal Commission in March 2020.

Program Evaluation: This program is on-going and continued as Program 5B in the 2021-2029 Housing Element.

2013/2021 HE Program 5B: Promote fair housing

Program Accomplishment: The City continues to contract with Legal Aid Society of San Diego to provide fair housing and landlord/tenant services to residents and landlords in Encinitas. Legal Aid will help mediate and will assist with filing fair housing complaints, and the City refers complaints to Legal Aid. Legal Aid also conducts free educational workshops for housing providers and tenants, as well as conducting fair housing testing to ascertain if fair housing issues are occurring in the City. Since 2015, 157 residents have been provided fair housing services.

The City has partnered with all jurisdictions in the County to conduct a Regional Analysis of Impediments to Fair Housing Choice (AI). The AI has outlined numerous actions for the City and the other cities in the County.

Program Evaluation: This program has been significantly modified to incorporate the results of the AI and to comply with requirements to affirmatively further fair housing. It is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 6: At Risk Housing

2013/2021 HE Program 6A: Monitor publicly assisted housing projects

All inventoried units eligible to prepay, opt-out, or terminate long-term use/affordability restrictions during the next 10-years are considered by HCD as "at-risk". The 5th Cycle Encinitas Housing Element's "at-risk" housing analysis covered the period from April 2019 through April 2029. The analysis showed that no assisted units within the City are at risk during that time period.

Program Accomplishment: The analysis showed that no assisted units within the City are at risk from April 2019 through April 2029. No City assisted units have been terminated to date. The City continues to actively monitor these units through annual monitoring.

Program Evaluation: This program is on-going and continued in the 2021-2029 Housing Element.

2013/2021 HE Program 6B: Provide credit under the inclusionary ordinance for preservation of at-risk housing

Program Accomplishment: As part of Program 2A of the Housing Element, the City began allowing developers to meet inclusionary requirements by preserving at-risk housing units or converting market-rate units to affordable when consistent with the provisions of Government Code Section 65583.1. This requirement was incorporated into the amendment to the inclusionary ordinance amendment adopted in 2018.

Program Evaluation: While there are currently no at-risk affordable units within the City of Encinitas, the City will retain this provision so it can be utilized in the future. This program is on-going and continued in the 2021-2029 Housing Element.

15.4 Quantified Objectives in Past Housing Element Cycles

Housing Element law required that quantified objectives be developed with regard to new construction, rehabilitation, conservation and preservation activities that will occur during the Housing Element cycle. **Table B-57** summarizes the City of Encinitas' quantified objectives for the 2013-2021 Housing Element, **Table B-58** summarizes the City's actual accomplishments in construction, and **Table B-59** summarizes the City's accomplishments in housing rehabilitation and Section 8 assistance.

Table B-57: Historical Quantified Objectives (2013-2021)						
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
2013-2021						
New Construction	365	366	555	413	907	2,353
Rehabilitation[2]			40			40
Conservation						
Section 8	57	56				113
"At-Risk" Units[1]	20					20
Totals	412	422	595	413	907	2,526

1. The City did not have any projects 'At-Risk' in the 2013-2021 planning period;
2. The City only set quantified objectives for very low and low income rehabilitation that occurred with assistance through the rehabilitation program. Moderate and above moderate income rehabilitation may still have occurred.

15.4.1 New Construction

Table B-58 Actual Units Constructed (2013-2021 Planning Period)		
1/1/2013 – 12/31/2019	**Regional Share Goal**	**New Construction**
Extremely Low	n/a	
Very Low	587	60
Low	446	34
Moderate	413	43
Above Moderate	907	1,048
Totals	2,353	1,185

Rehabilitation

Since 2013, the City funded rehabilitation of six single-family units (funding improvements to one extremely low-income household and five low-income households) and funded the rehabilitation of 42 mobile home/trailers. During the past ten years, low interest rates available on the market made it less attractive for homeowners to pursue the government-assisted loans due to the added eligibility, occupancy, and income restrictions. However, as the City's housing stock ages, the need for housing rehabilitation to preserve neighborhood quality will continue to increase. Therefore, the City will continue to promote the rehabilitation programs offered through the City during the next Housing Element cycle. Currently, four additional rehabilitation projects (mobile homes) are under consideration for funding.

Conservation

The City's quantified conservation objective was 133 units from 2013-2021. This objective included 113 Section 8 Housing Choice Vouchers (rental assistance vouchers) and the conservation of 20 "at-risk" affordable units; though no "at-risk" projects were identified. During the reporting period, the City retained rental assistance budget authority of the Section 8 Program. Due to rental costs in Encinitas the number assisted is ranged from 98 to 96 households. Due to federal program changes in 2013, the City no longer receives HOME funding from the County of San Diego. However, as the City of Encinitas is a participating member of the HOME consortium, Encinitas residents may apply for County administered HOME programs. Please note that **Table**

B-59 does not provide "at-risk" units as the City did not have any projects "at-risk" in the 2013-2021 planning period.

Table B-59: Actual Rehabilitated and Assisted Units (2013-2021 Planning Period)		
01/01/2013 - 5/31/2020	**Section 8 Rent Assistance**	**Rehabilitation[1]**
Extremely Low	**84**	**8**
Very Low	**10**	**11**
Low	**2**	**29**
Moderate	--	--
Above Moderate	--	--
Totals	**96**	**48**

1. The City only set quantified objectives for very low- and low-income rehabilitation that occurred with assistance through the rehabilitation program. Moderate and above moderate-income rehabilitation may still have occurred.